



20260218000045340 1/3 \$72.00  
 Shelby Cnty Judge of Probate, AL  
 02/18/2026 11:51:15 AM FILED/CERT

This deed has been prepared without benefit of current title opinion or current survey.

THIS INSTRUMENT WAS PREPARED BY:  
 FOSTER D. KEY, ATTORNEY AT LAW  
 POST OFFICE BOX 360345  
 BIRMINGHAM, ALABAMA 35236  
 (205) 987-2211

PLEASE SEND TAX NOTICE TO:  
 LANDON MINSHEW and PATRICIA A. HOWARD  
 200 NARROWS PEAK CIRCLE  
 BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, DAN L. HOWARD and wife, PATRICIA A. HOWARD, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto LANDON MINSHEW and PATRICIA A. HOWARD, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land lying a part in the Northwest quarter of Southeast quarter, a part in the Northeast quarter of Southwest quarter and a part in the Southeast quarter of Northwest quarter of Section 7, Township 22 South, Range 2 West, more exactly described as following: Commence at the Northeast corner of Northeast quarter of Southwest quarter of said section; thence North 81 degrees 25 minutes West for a distance of 89.30 feet along the North boundary of said quarter-quarter section; thence North 54 degrees 03 minutes East a distance of 0.67 feet to the point of beginning; thence continue along the South boundary 25.42 feet; thence South 10 degrees 59 minutes East a distance of 778.27 feet; thence North 87 degrees 31 minutes West a distance of 318.58 feet; thence North 10 degrees 59 minutes West a distance of 636.96 feet to a point on the South boundary of said road; thence North 79 degrees 01 minutes East along said South boundary 32.26 feet to the point of tangent of said curve; being the P.C. of a curve having a central angle of 24 degrees 58 minutes a radius of 603.68 feet; a tangent distance of 133.65 feet and on the South boundary of SHELBY County Road; thence along this curve an arc distance 262.80 feet to the point of beginning. Situated in SHELBY County, Alabama.

**SUBJECT TO:**

1. Taxes for the year 2026, which are a lien but not yet due and payable until October 1, 2026.
2. Building line(s), right(s) of way(s), easement(s) restriction(s), reservation(s) and condition(s), if any, affecting the land.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book 269 Page 357 in the Probate Office.

Shelby County, AL 02/18/2026  
 State of Alabama  
 Deed Tax: \$44.00



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4. Less and except any portion of the land lying within any road right of way.

**The sole purpose of the conveyance is to take husband, Dan L. Howard, off of the deed and add Landon Minshew to the deed and vest the property with right of survivorship with Landon Minshew.**

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day of Feb., 2026.

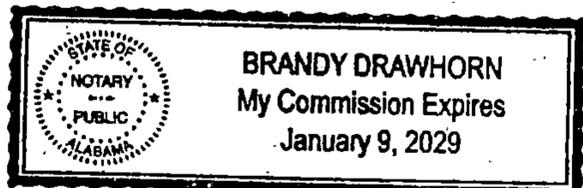
Dan L. Howard  
DAN L. HOWARD

Patricia A. Howard  
PATRICIA A. HOWARD

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that DAN L. HOWARD and wife, PATRICIA A. HOWARD, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of Feb., 2026.



Brandy Drawhorn  
NOTARY PUBLIC  
My Commission Expires: 1/9/2029



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Grantor's Name:  
DAN L. HOWARD and wife, PATRICIA A. HOWARD  
Mailing Address:  
POST OFFICE BOX 55  
MONTEVALLO, ALABAMA 35115

Grantee's name:  
LONDON MINSHEW and PATRICIA A. HOWARD  
Mailing Address:  
200 NARROWS PEAK CIRCLE  
BIRMINGHAM, ALABAMA 35242

Property Address:  
0 Meadowland Lane  
Montevallo, AL 35115

Date of Sale: Feb. 14, 2026  
Total Purchase Price: \$  
or  
Actual Value  
or  
Assessor's Market Value \$87,450.00  
1/2 VALUE \$43,725.00

Bill of Sale  
 Sales Contract  
 Closing Statement

Front of Foreclosure Deed  
 Appraisal  
 Other TAX ASSESSOR