

DEED 395 579
Recorded In Above Book and Page
09/27/2017 12:36:21 PM
Probate Judge
Judge of Probate
Randolph County, Alabama

STATE OF ALABAMA)
RANDOLPH COUNTY)

Dead Tax 190.00
Recording Fee 24.00
TOTAL 214.00

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into on this the 21 day of Sept 2017,
by and between Elaine Howle, a widow, individually and as Personal Representative of the Estate of
Dwain Howle, Barry Howle, a(n) married man, and Mary Davis, a(n) married woman,
individually and as Co-Personal Representatives of the Estate of Flora Howle, grantors being the
surviving heirs at law of William Dennis Howle, Flora Howle and Dwain Howle parties of the first
part, and Barry Howle and Mary Davis, parties of the second part,

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) to the parties of the
first part, in hand paid by the parties of the second part, and other valuable consideration, the receipt
whereof is hereby acknowledged, the parties of the first part have granted, bargained and sold, and does
by these presents grant, bargain, sell and convey unto the parties of the second part in fee simple, the
following described real estate, to-wit:

See Exhibit "A" appended hereto

The mailing address of the grantee is:

WDS
23350 GA Hwy. 100 Graham, AL 36263
Franklin, GA 30217

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments
and appurtenances there unto belonging, or in any wise appertaining, unto the parties of the second part,
their heirs, executors, administrators, and assigns, in fee simple.

This instrument is executed without warranty or representation of any kind on part of the
undersigned, express or implied, except that there are no liens or encumbrances outstanding against the
premises conveyed which were created or suffered by the undersigned and not specifically excepted
herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his/her respective individual or corporate capacities, and the undersigned expressly limits his/her respective liability hereunder to the property now or hereafter held by him/her respectively in the representative capacities named.

IN WITNESS WHEREOF, the parties of the first part have hereto set their hands and seals on this the day and year herein first above written.

Estate of Dwain Howle

Elaine Howle
Elaine Howle

By: Elaine Howle
Elaine Howle, Personal Representative

Estate of Flora Howle

Barry Howle
Barry Howle

By: Barry Howle
Barry Howle, Co-Personal Representative

Mary Davis
Mary Davis

By: Mary Davis
Mary Davis, Co-Personal Representative

STATE OF ALABAMA
COUNTY OF ~~CALHOUN~~

RANDOLPH

I, Judy A. Banks, a Notary Public in and for said State and County, hereby certify that Elaine Howle who is signed to the foregoing conveyance, individually and as Personal Representative of the Estate of Dwain Howle, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, individually and as Personal Representative of the Estate of Dwain Howle executed the same voluntarily on the day the same bears date.

Given under my hand and seal on the 19th day of September, 2017.



Judy A. Banks
Notary Public
My Commission Expires: 9/8/21

STATE OF ALABAMA
COUNTY OF CALHOUN

I, W. Drew Senter, a Notary Public in and for said State and County, hereby certify that **Barry Howle and Mary Davis** who are signed to the foregoing conveyance, individually and as Co-Personal Representatives of the Estate of Flora Howle, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, individually and as Co-Personal Representatives of the Estate of Flora Howle executed the same voluntarily on the day the same bears date.

Given under my hand and seal on the 21 day of Sept., 2017.



Notary Public

My Commission Expires: 3-18-19

Grantor's Name Elaine Howle et al
Mailing Address 1246 CR 433
Graham, AL 36263

Grantee's Name Barry Howle + Mary Howle Davis
Mailing Address 1246 CR 433
Graham, AL 36263

Property Address OCR 110
Graham, AL 36263

Total Purchase Price 190,000
Or Actual Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one)

☐ Bill of Sale ☒ Appraisal
☐ Sales Contract ☐ Other _____
☐ Closing Statement

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1(h).

Print W. Drew Senter

Sign



(Grantor/Grantee/Owner/Agent) circle one

THIS INSTRUMENT WAS PREPARED BY:

WDS
ISOM STANKO & SENTER, LLC
ATTORNEYS AT LAW
1021 Noble Street, Suite 100 - P. O. Box 2066
Anniston, Alabama 36202

EXHIBIT "A"

Tract 1

NOT
INCLD

All of that part of the W1/2 of the NE1/4 and the NW1/4 of the SE1/4; NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 lying West and North of the Little Tallapoosa River all in Section 2, Township 18, Range 12 East, Randolph County, AL

LESS AND EXCEPT:

1 Acre previously conveyed to Barry and Jacquelyn Howle at Deed Book 135, Page 241 and located in the W1/2 of the NE1/4 of Section 2, Township 18, Range 12.

Tract 2

— SUBJECT PROPERTY — 45 +/- AC.

STATE OF ALABAMA

RANDOLPH COUNTY

I, BILLY D. GRIZZARD, A LICENSED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THAT THE FOREGOING IS A MAP OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND PART OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 18 SOUTH, RANGE 12 EAST, RANDOLPH COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT AN EXISTING $\frac{1}{2}$ " CAPPED IRON PIN (#23427) AT THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 3; THENCE SOUTH 02°36'17" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 1331.64 FEET TO AN EXISTING 1" PIPE AT THE SOUTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 3; THENCE SOUTH 87°54'29" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 873.75 FEET; THENCE SOUTH 02°36'17" WEST, A DISTANCE OF 466.70 FEET TO THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD #110; THENCE NORTH 73°42'45" WEST ALONG SAID ROAD, A DISTANCE OF 151.61 FEET; THENCE NORTH 82°41'41" WEST ALONG SAID ROAD, A DISTANCE OF 320.45 FEET TO THE WEST LINE OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 3; THENCE NORTH 02°36'17" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 400.40 FEET TO THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 3; THENCE CONTINUE NORTH 02°36'17" EAST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1331.64 FEET TO THE NORTHWEST CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 3; THENCE SOUTH 87°54'29" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1340.45 FEET BACK TO THE BEGINNING POINT, CONTAINING 45.53 ACRES, MORE OR LESS.