

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Gina C. Fuglaar and Rudy G. Fuglaar
230 Pin Oak Dr
Chelsea, AL 35043

20160413000121420
04/13/2016 02:07:57 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Fifty-Three Thousand And No/100 Dollars (\$253,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Christopher Brian Horton and Angie Horton, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Gina C. Fuglaar and Rudy G. Fuglaar (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 224, according to the Survey of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93 A, B and C, Shelby County, Alabama records.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


Two Hundred Twenty-Five Thousand And No/100 Dollars (\$225,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 8, 2016.


Christopher Brian Horton

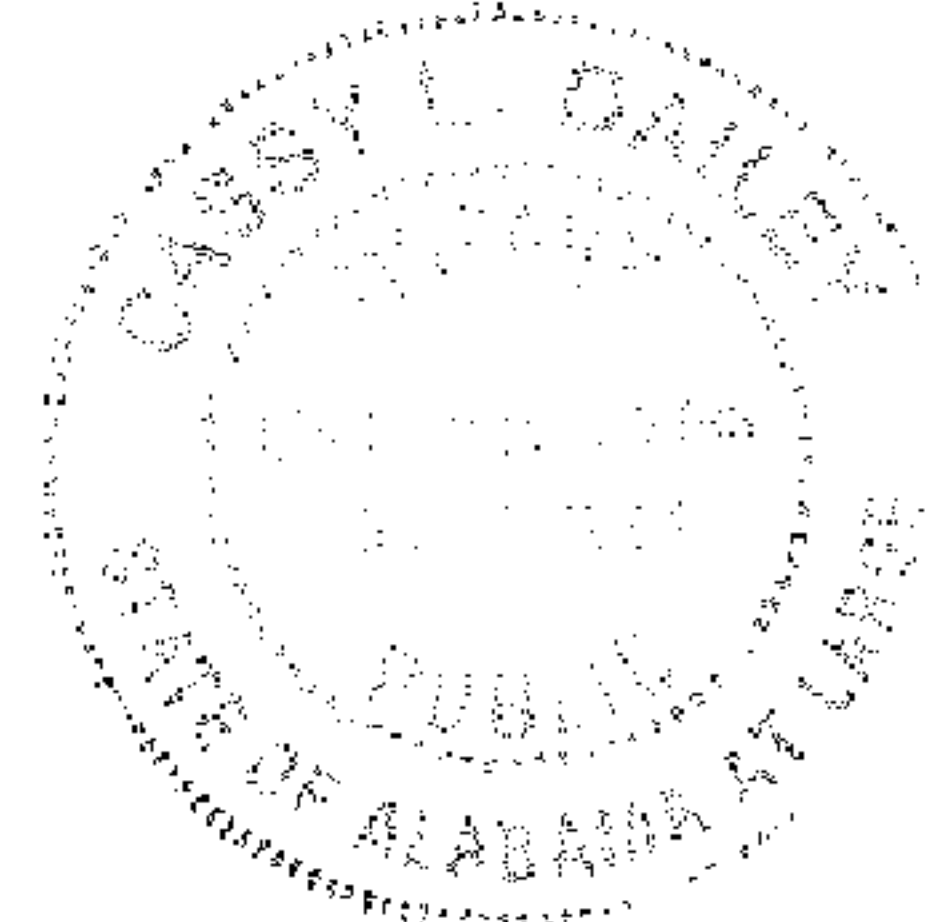

Angie Horton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Brian Horton and Angie Horton, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 8th day of April, 2016.


Notary Public
My commission expires:



20160413000121420 04/13/2016 02:07:57 PM DEEDS 2/2

Grantor's Name Christopher Brian Horton and Angie Horton Grantee's Name Gina C. Fuglaar and Rudy G. Fuglaar

Mailing Address 230 Pin Oak Dr
Chelsea, AL 35043

Mailing Address 137 Love Ln
Sterrett, AL 35147

Property Address 230 Pin Oak Dr
Chelsea, AL 35043

Date of Sale April 8, 2016
Total Purchase Price \$253,000.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - Christopher Brian Horton and Angie Horton, 230 Pin Oak Dr, Chelsea, AL 35043.

Grantee's name and mailing address - Gina C. Fuglaar and Rudy G. Fuglaar, 137 Love Ln, Sterrett, AL 35147.

Property address - 230 Pin Oak Dr, Chelsea, AL 35043

Date of Sale - April 8, 2016.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

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).

Date: April 8, 2016

Haley Taylor

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/13/2016 02:07:57 PM
\$45.00 CHERRY
20160413000121420