

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Blake Horton
744 Rocky Ridge Rd
Columbiana, AL 35051

**STATE OF ALABAMA,
SHELBY COUNTY**

QUITCLAIM DEED



20210806000382430 1/3 \$108.00
Shelby Cnty Judge of Probate, AL
08/06/2021 01:48:03 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLARS AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Kristin Horton** a Single woman and **Gary Blake Horton**, a married man, hereby remises, releases, quit claims, grants, sells, and conveys to **Gary Blake Horton** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

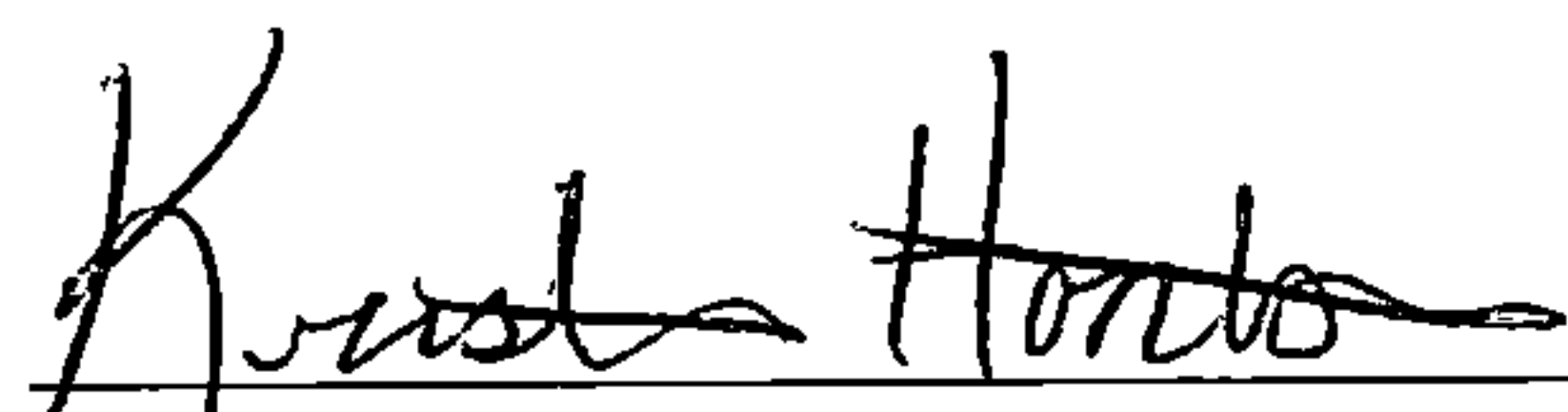
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

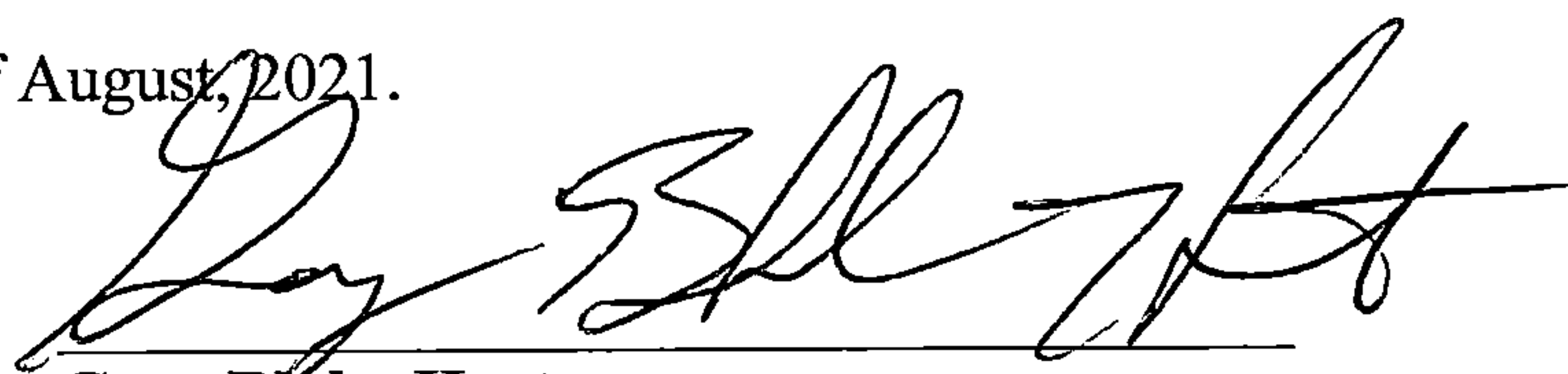
Gary Blake Horton and Blake Horton are one in the same person.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 6th day of August, 2021.

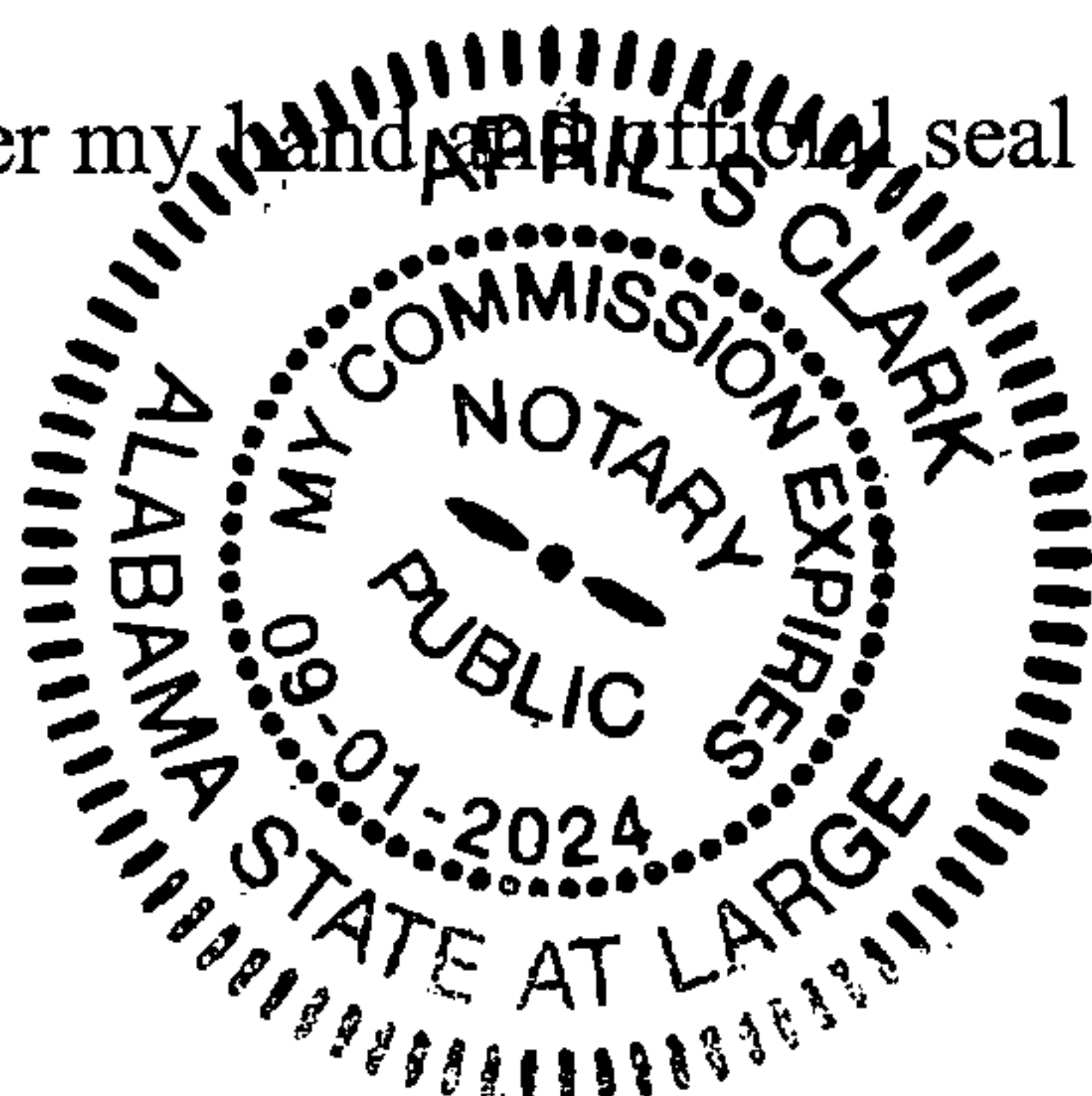

Kristin Horton



Gary Blake Horton

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kristin Horton and Gary Blake Horton** whose name(s) is/are signed to the foregoing conveyance, and who is 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 this 6th day of August, 2021.



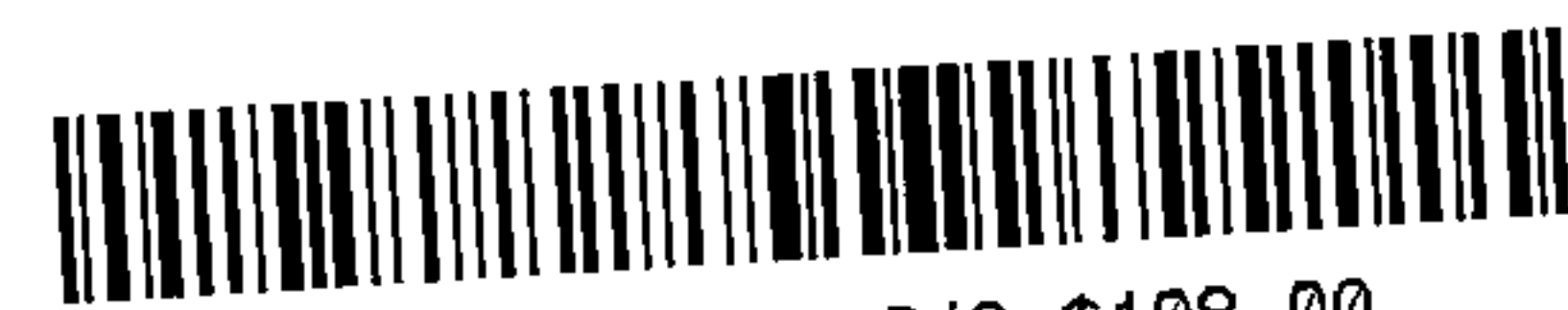

Notary Public
My Commission Expires: 9/1/2024

Shelby County, AL 08/06/2021
State of Alabama
Deed Tax: \$80.00

EXHIBIT A – LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Shelby, State of Alabama, described as follows:

BEING DESCRIBED IN A DEED DATED 11/12/1996 AND RECORDED 12/19/1996 IN INSTRUMENT 1996-41734 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOUT AND REFERENCED AS FOLLOWS: A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 88 DEGREES 14 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE FOR 666.32 FEET; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 1020.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 71 DEGREES 19 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 296.33 FEET TO THE EAST RIGHT OF WAY OF A DIRT ROAD KNOWN AS ROCKY RIDGE ROAD; THENCE RUN NORTH 10 DEGREES 13 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 378.63 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 88 DEGREES 20 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 348.50 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gary Blake Horton
Mailing Address Kristin Horton
744 Rocky Ridge Rd
Columbiana, AL 35051

Grantee's Name Gary Blake Horton
Mailing Address 744 Rocky Ridge Rd
Columbiana, AL
35051

Property Address 744 Rocky Ridge Rd
Columbiana, AL 35051

Date of Sale 8/6/21

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 159,650

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other pursuant to Divorce $1/2 = 798.25$

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 8/6/21

Print Gary Blake Horton

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Verified by)

Form RT-1