

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kerry Dale Horton

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20240126000020840 1/3 \$128.00
Shelby Cnty Judge of Probate, AL
01/26/2024 01:34:13 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY NINE THOUSAND FIVE HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$99,550.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Joyce Moore Horton, Probate Case No. PR-2023-000237, Shelby County, Alabama (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Kerry Dale Horton (herein referred to as Grantee)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit “A” for Legal Description

SUBJECT TO:


- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of January 2024.

Estate of Joyce Moore Horton,
Probate Case No. PR-2023-000237, Shelby
County, Alabama

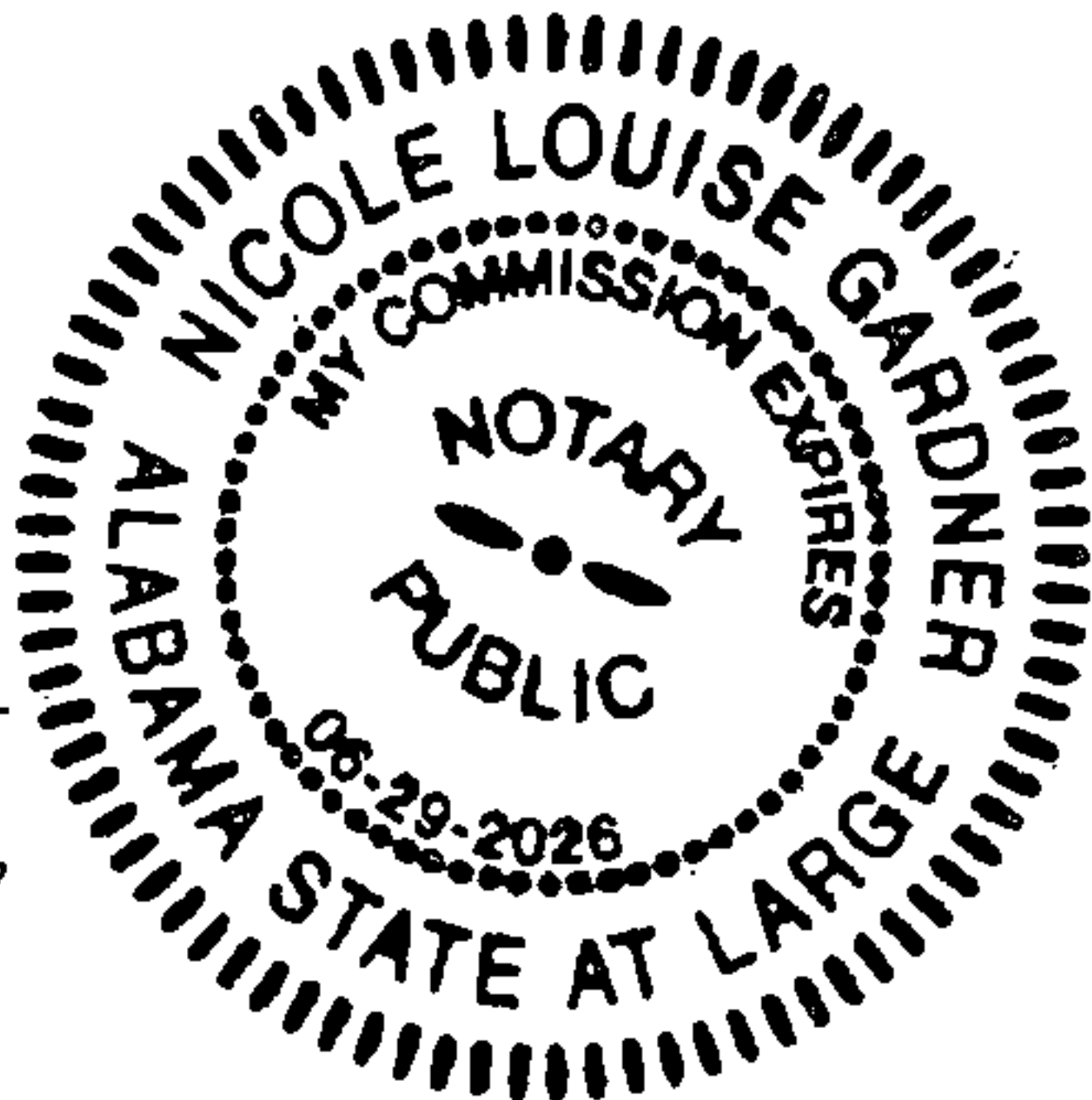

Kerry Dale Horton
Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kerry Dale Horton as Personal Representative of The Estate of Joyce Moore Horton. Probate Case No. PR-2023-000237, Shelby County, Alabama**, whose name is 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, her executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 26th day of January 2024.


Notary Public
My Commission Expires 6-29-26



Shelby County, AL 01/26/2024
State of Alabama
Deed Tax: \$100.00

Exhibit "A" – Legal Description


20240126000020840 2/3 \$128.00
Shelby Cnty Judge of Probate, AL
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A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, described as follows: Commence at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said ~~1-4~~ Section; thence run in a Northerly direction 330 ft. to a point; thence run Westerly 350 ft., more or less, to the point of intersection on West side of paved road leading South off County Highway 26 which said point is the point of beginning of the lot herein described; thence run Northerly 153 ft. to a point; thence run Westerly 195 ft. to a point; thence run Southerly 153 ft. to a point; thence run Easterly 195 ft. to point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Estate of Joyce Moore Horton
Mailing Address 150 Hwy 313
Columbiana, AL
35051

Grantee's Name Kerry Dale Horton
Mailing Address 205 Pine Hill Dr
Columbiana AL
35051

Property Address 150 Hwy 313
Columbiana AL
35051

Date of Sale 1-26-24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 99,550.00

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

Tax Value

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 1-26-24

Print Kerry Dale Horton

Unattested

Sign

Kerry Dale Horton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one