

THIS DOCUMENT WAS PREPARED BY
George Babakitis
Attorney at Law
2015 First Avenue North
Birmingham, AL 35203

SEND TAX NOTICE TO:
Sharon Horton, as Trustee of
Tim R. Horton Irrevocable Trust
954 Highway 77
Columbiana, AL 35051

STATE OF ALABAMA)

COUNTY OF Shelby)

STATUTORY WARRANTY DEED


20130131000040690 1/3 \$131.50
Shelby Cnty Judge of Probate, AL
01/31/2013 08:22:24 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

THAT, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **Sharon Horton, as Trustee of Tim R. Horton Family Irrevocable Trust** (hereinafter referred to as "**Grantor**"), does hereby grant, bargain, sell and convey unto **Tim R. Horton Family Irrevocable Trust** (hereinafter referred to as "**Grantee**"), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 22 South, Range 1 East; thence run North 0 degrees 12 minutes 59 seconds West for 516.85 feet to a found PK nail on the westerly right of way line of Shelby County Hwy. No. 77; thence run South 22 degrees 47 minutes 22 seconds East, along said right of way line for 156.35 feet to the point of beginning of a curve to the left, having a central angle of 37 degrees 28 minutes 53 seconds and a radius of 600.00 feet; thence run along the arc of said curve for 392.50 feet to the end of said curve; thence run South 60 degrees 16 minutes 15 seconds East, along said right of way for 162.98 feet to a found rebar corner on the South line of $\frac{1}{4}$ - $\frac{1}{4}$; thence run South 89 degrees 35 minutes 25 seconds West for 455.77 feet to the point of beginning. Situated in Shelby County, Alabama.

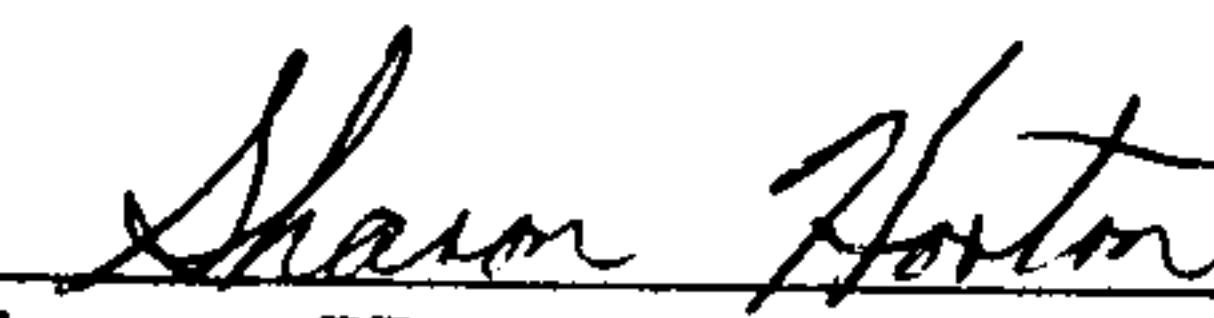
Less and Except the following described property. Begin at the West line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 4 and the Westerly right of way line for Shelby County Highway 77; thence run South 22-47-22 East along said right of way for 110 feet more or less to the center of a dirt drive; thence run Southwesterly along the center of said dirt drive to the West line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 4; thence run Northerly along the West line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 4 133 feet more or less to a point of beginning of the exception. Situated in Shelby County, Alabama.

According to the Survey of S.M. Allen, PLS No. 12944, dated June 5, 2006.

TO HAVE AND TO HOLD to the said Grantee, Tim R. Horton Family Irrevocable Trust, absolutely and forever.

IN WITNESS WHEREOF, the said Sharon Horton, as Trustee of Tim R. Horton Family Irrevocable Trust, has hereunto set her hand and seal on this the 4th day of December, 2012.

Shelby County, AL 01/31/2013
State of Alabama
Deed Tax: \$113.50

 (SEAL)
Sharon Horton, as Trustee of
Tim R. Horton Family Irrevocable Trust

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sharon Horton**, whose name as Trustee of Tim R. Horton Family Irrevocable Trust, 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 same, she, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4th day of December, 2012.

Jeresaw. Ray
NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC EXPIRATION DATE:
JANUARY 6, 2014


20130131000040690 2/3 \$131.50
Shelby Cnty Judge of Probate, AL
01/31/2013 08:22:24 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Tim Horton
Mailing Address 954 Hwy 77
COLUMBIANA AL 35051

Grantee's Name Sharon Horton
Mailing Address 954 Hwy 77
Columbiana

Property Address 954 Hwy 77
Columbiana AL
35051

Date of Sale Dec 4th 2012
Total Purchase Price \$ 10.00

or
Actual Value \$

or
Assessor's Market Value \$ 113,300

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

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 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 _____

Print Tim R Horton Sharon Horton

☒ Unattested

R McLean
(verified by)

Sign Tim R. Horton Sharon Horton
(Grantor/Grantee/Owner/Agent) circle one