

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Mary R. Horton

P. O. Box 308

Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20130314000106110 1/3 \$121.00
Shelby Cnty Judge of Probate, AL
03/14/2013 11:43:06 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and no/100 Dollar (\$1.00) and Gift**, the Total Market Value of which is \$102,600.00, according to the appraisal records on file in the Office of the Shelby County Property Tax Commissioner at the time of the execution of this instrument, in hand paid to the undersigned Grantor by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Kay M. Ray, an unmarried woman
whose mailing address is P. O. Box 124, Wilsonville, AL 35186

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

Mary R. Horton
whose mailing address is P. O. Box 308, Chelsea, AL 35043

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is 2828 Highway 109, Wilsonville, AL 35186, to-wit:

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:

Commence at the Southeast corner of said Quarter Quarter Section; thence run North 00 degrees, 00 minutes, 00 seconds East along an assumed bearing and also along the East line of said Quarter Quarter Section for a distance of 1332.79 feet to the Northeast corner of said Quarter Quarter Section; thence continue North 00 degrees, 00 minutes, 00 seconds East for a distance of 619.26 feet to a point; thence run South 46 degrees, 47 minutes, 24 seconds West for a distance of 846.18 feet to an iron pin found with King cap; thence run South 00 degrees, 16 minutes, 50 seconds East for a distance of 664.30 feet to an iron pin set at the Point of Beginning; thence run North 89 degrees, 43 minutes, 10 seconds East for a distance of 251.80 feet to an iron pin set; thence run South 09 degrees, 31 minutes, 33 seconds West for a distance of 437.22 feet to an iron pin set on the Southern Right-of-Way line of Shelby County Highway #109 said iron pin being on a curve to the right having a central angle of 03 degrees, 36 minutes, 12 seconds, a radius of 777.81 feet, and a chord bearing of North 72 degrees, 25 minutes, 14 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said Southern Right-of-Way line for a distance of 48.92 feet to a point; thence run tangent to last stated curve North 70 degrees, 37 minutes, 08 seconds West along said Southern Right-of-Way line for a distance of 91.55 feet to a point on a curve to the left having a central angle of 05 degrees, 00 minutes, 58 seconds, a radius of 532.96 feet, and a chord bearing of North 73 degrees, 07 minutes, 37 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said Southern Right-of-Way line for a distance of 46.66 feet to a iron pin set; thence run North 00 degrees, 16 minutes, 50 seconds West for a distance of 371.27 feet to the Point of Beginning; said parcel containing 2.000 acres more or less.

According to the survey of Carl Daniel Moore, Reg. L.S. #12159, dated February 20, 2013.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE her heirs and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of March, 2013.

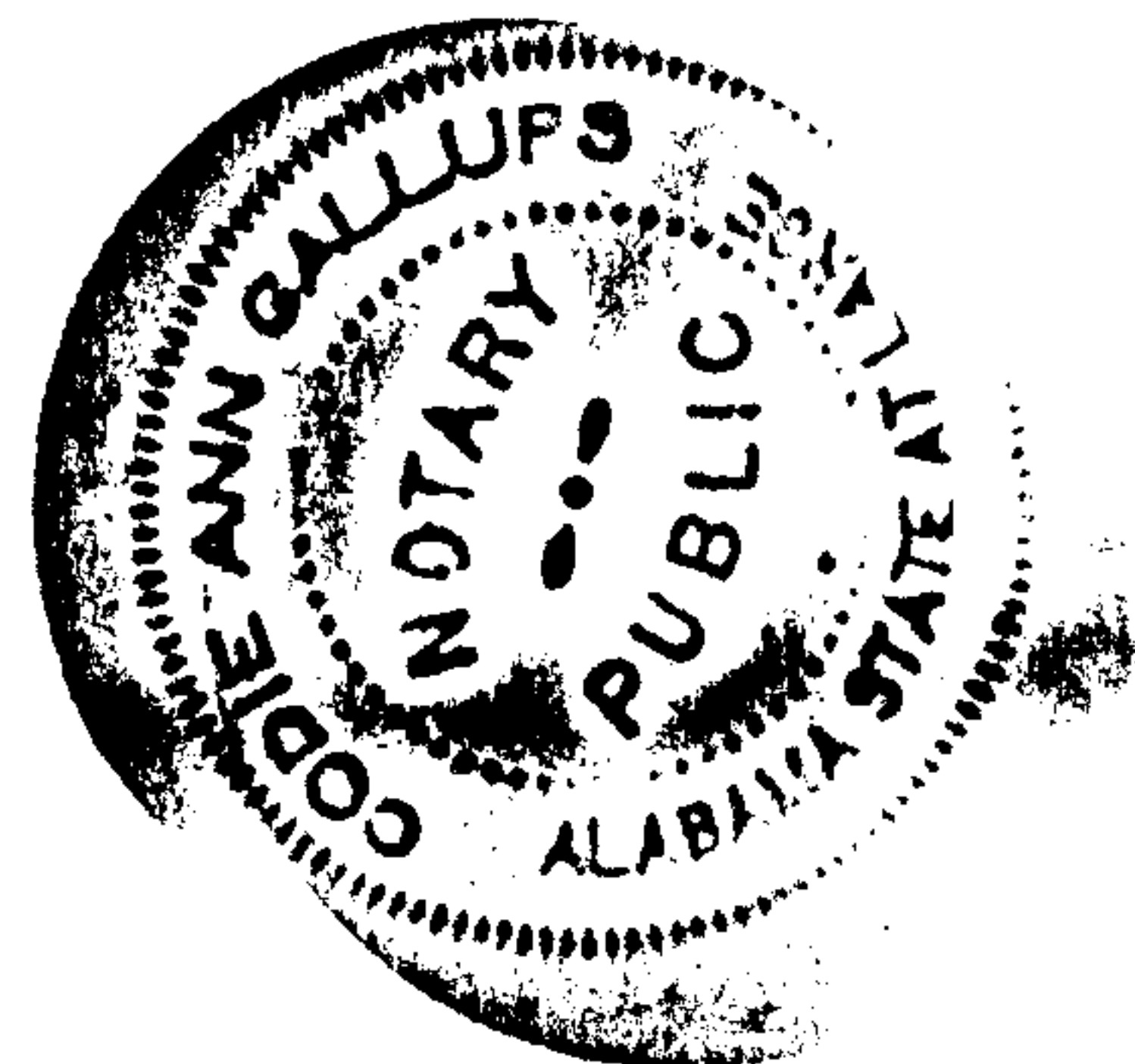
Kay M. Ray (SEAL)
Kay M. Ray

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kay M. Ray**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of March, 2013.

Codie Ann Gallups (SEAL)
Notary Public



20130314000106110 2/3 \$121.00
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Shelby County, AL 03/14/2013
State of Alabama
Deed Tax: \$103.00

Real Estate Sales Validation Form

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

Grantor's Name Kay M. Ray
Mailing Address P. O. Box 124
Wilsonville, AL 35186

Grantee's Name Mary R. Horton
Mailing Address P. O. Box 308
Chelsea, AL 35043

Property Address 2828 Hwy 109
Wilsonville, AL 35186

Date of Sale 03-14-2013
Total Purchase Price \$1.00 and Gift

or
Actual Value \$

or
Assessor's Market Value \$102,600.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Based on Total Market Value on file in the
☐ Closing Statement Office of the Shelby County Property Tax Commissioner

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



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Instructions

Grantor's name and mailing address - provide the name of the person 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 03-14-2013

Print Kay M. Ray

☐ Unattested

Sign

(verified by)

Kay M. Ray
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1