

SEND TAX NOTICE TO:

Mr. Russell B. Horton, Sr.

4490 HWY 30
Wilsonville, AL 35186

Prepared without benefit of title search or evidence of survey by:

Wallace, Ellis, Fowler, Head & Justice
P.O. Box 587
Columbiana, Alabama 35051
(205) 669-6783

WARRANTY DEED
(JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

Know all men by these presents, that in consideration of love and affection and in order to create a joint tenancy with right of survivorship we, Russell B. Horton, Sr. and wife, Peggy S. Horton ("Grantors"), do grant, bargain, sell and convey unto Russell B. Horton, Sr. and wife, Peggy S. Horton ("Grantees") as joint tenants with right of survivorship, the real estate described herein situated in Shelby County, Alabama.

Lot 4-B, according to Horton's resurvey of Murphee Estates, as recorded in Map Book 35, Page 1, in the Probate Office of the Office of Shelby County, Alabama.

Commonly known as: 4490 Highway 30, Wilsonville, AL 35186

**Parcel ID # (Shelby County Tax Assessor's Office):
20-5-22-0-000-004.003**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year "2013" and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

To have and to hold unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and

administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of the premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this the 11th day of April, 2013.



Russell B. Horton, Sr.

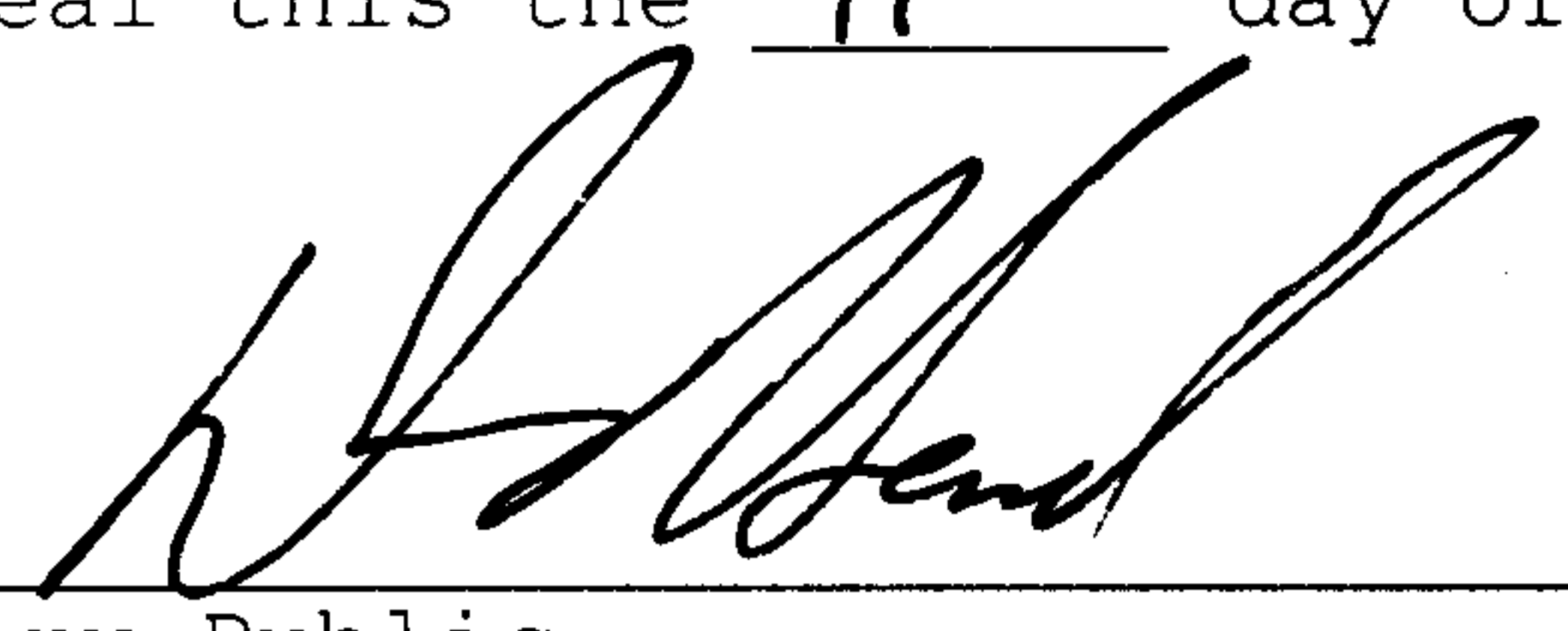


Peggy S. Horton.

STATE OF ALABAMA)
COUNTY OF SHELBY)

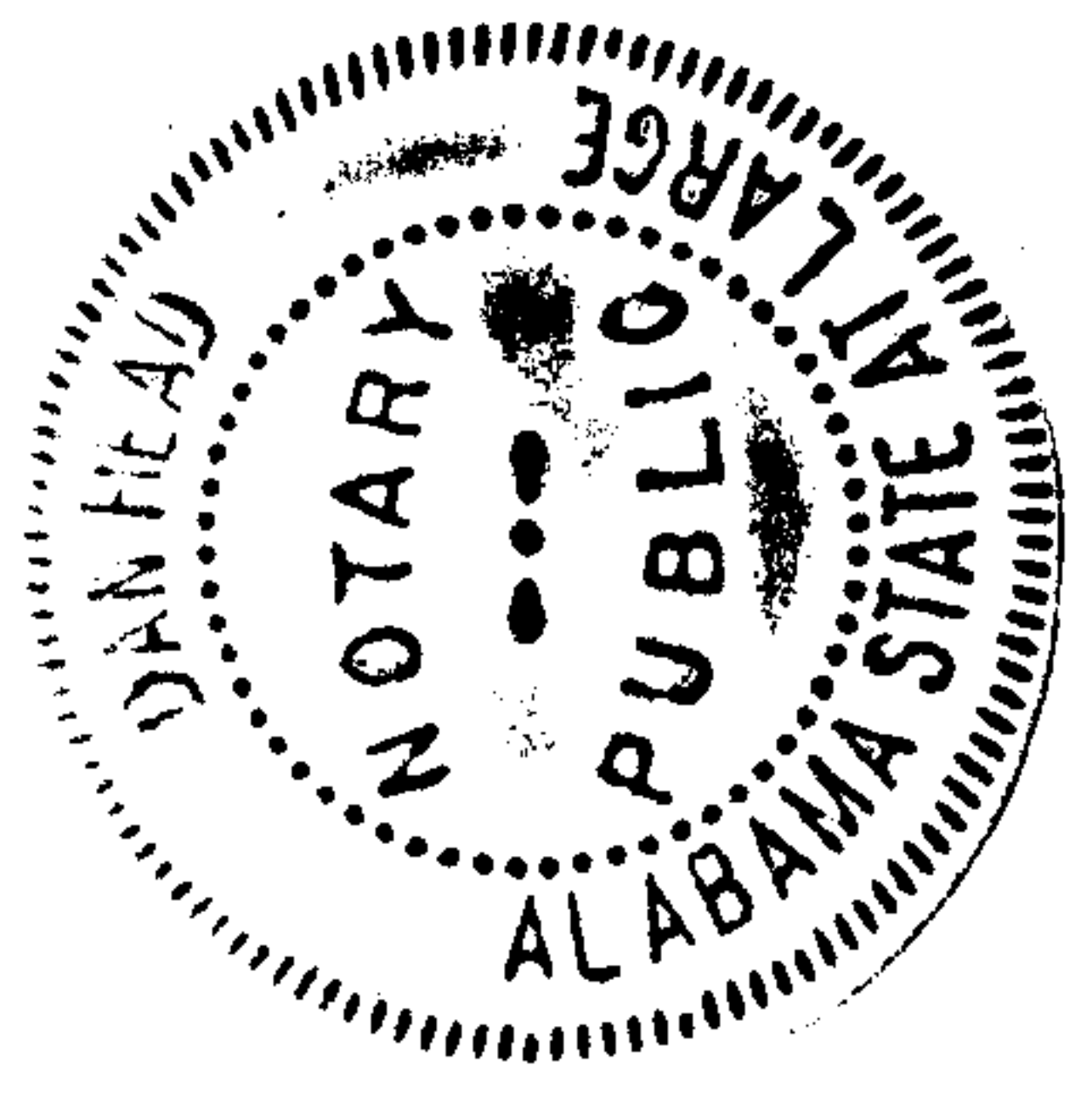
I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Russell B. Horton, Sr. and wife, Peggy S. Horton, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of April, 2013.



Notary Public

My Commission Expires: 12-13-2016



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name Russell B. Horton, Sr. &
Mailing Address Peggy S. Horton
4490 Highway 30
Wilsonville, AL 35186

Grantee's Name Russell B. Horton, Sr.
Mailing Address Peggy S. Horton
4490 Highway 30
Wilsonville, AL 35186

Property Address 4490 Highway 30
Wilsonville, AL 35186

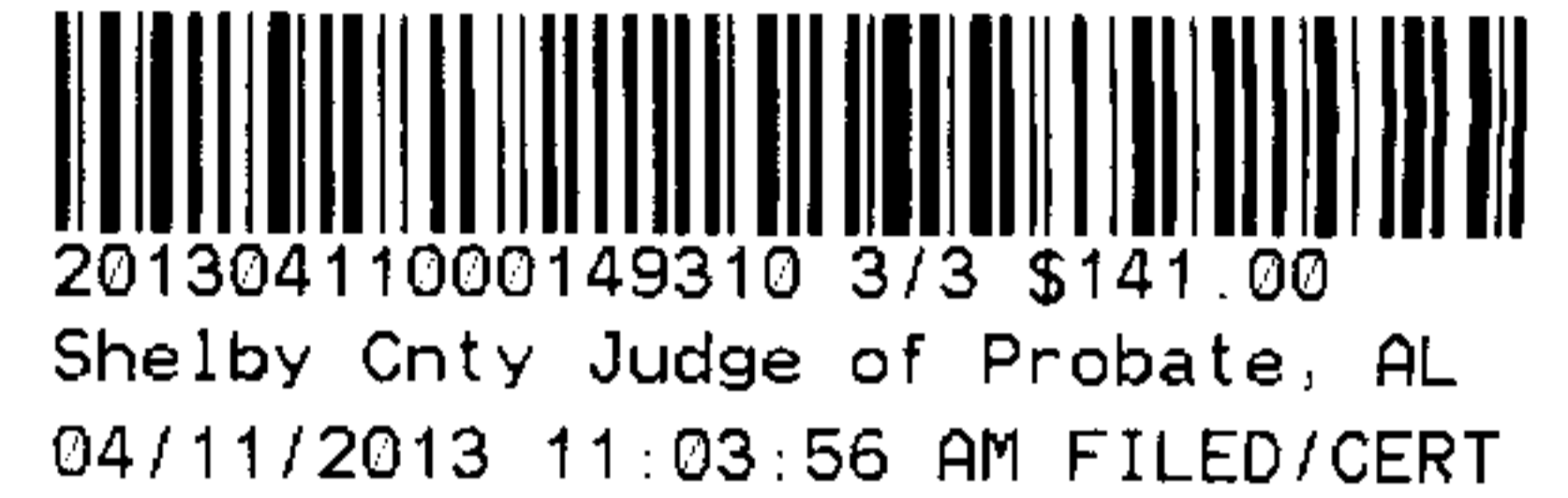
Date of Sale April 11, 2013

Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 122,970.00

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



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 4/11/2013

Sign Russell B. Horton, Sr.
[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Russell B. Horton, Sr. & Peggy S. Horton

Unattested

[Signature] notary public
(Verified by)
Don Head