

Parcel I.D. #:

Send Tax Notice To: Jerry Wayne Cater  
2632 Hwy. 86  
Calera, Alabama 35040

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**WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of One Thousand Dollars and 00/100 (\$ 1,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Teresa Horton Sanders, being the widow of Roland Geane Horton who died intestate on or about 16 February, 2002, without an estate being probated, Gary Wayne Sanders, Sr., the present husband of Teresa Horton Sanders, Ashley Danielle Horton and Candace Erin Horton, both persons being unmarried women and the only biological and legal children of Roland Geane Horton,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Jerry Wayne Carter and Catherine Louise Carter, a married couple,** hereinafter known as the GRANTEE;

*Lot 1 of the Roland Horton Family Subdivision as recorded in Map Book 43, Page 82, and as Instrument # 20130501000177890, in the Probate Judge's Office of Shelby County, Alabama, and being located in the SE 1/4 of Fractional Section 19, Township 22 South, Range 1 West, Shelby County, Alabama.*

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was performed by Rodney Shiflett, P.L.S. # 21784, on or about 29 March, 2013. The legal description was taken from the above referenced subdivision survey map.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS NAMED HEREINABOVE.

NOTE: Roland Geane Horton, a deceased person, is one and the same person as Roland G. Horton as named in that certain deed recorded as Instrument # 1999-04135, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the  
19 Day of April, 2013.

Teresa Horton Sanders  
**Teresa Horton Sanders**  
GRANTOR

Garry Wayne Sanders Sr.  
**Garry Wayne Sanders, Sr.**  
GRANTOR

Ashley Danielle Horton  
**Ashley Danielle Horton**  
GRANTOR

Candace Erin Horton  
**Candace Erin Horton**  
GRANTOR



20130508000190280 2/6 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/08/2013 11:11:37 AM FILED/CERT

Shelby County, AL 05/08/2013  
State of Alabama  
Deed Tax: \$1.00



STATE OF ALABAMA )

COUNTY OF Chilton )

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Teresa Horton Sanders**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 19 Day of April, 2013.

Dana Calfee  
NOTARY PUBLIC  
My Commission Expires:

STATE OF ALABAMA )

COUNTY OF Chilton )


I, the undersigned, a Notary Public in and for said State, do hereby certify that **Gary Wayne Sanders, Sr.**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 19 Day of April, 2013.

Dana Calfee  
NOTARY PUBLIC  
My Commission Expires:

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040

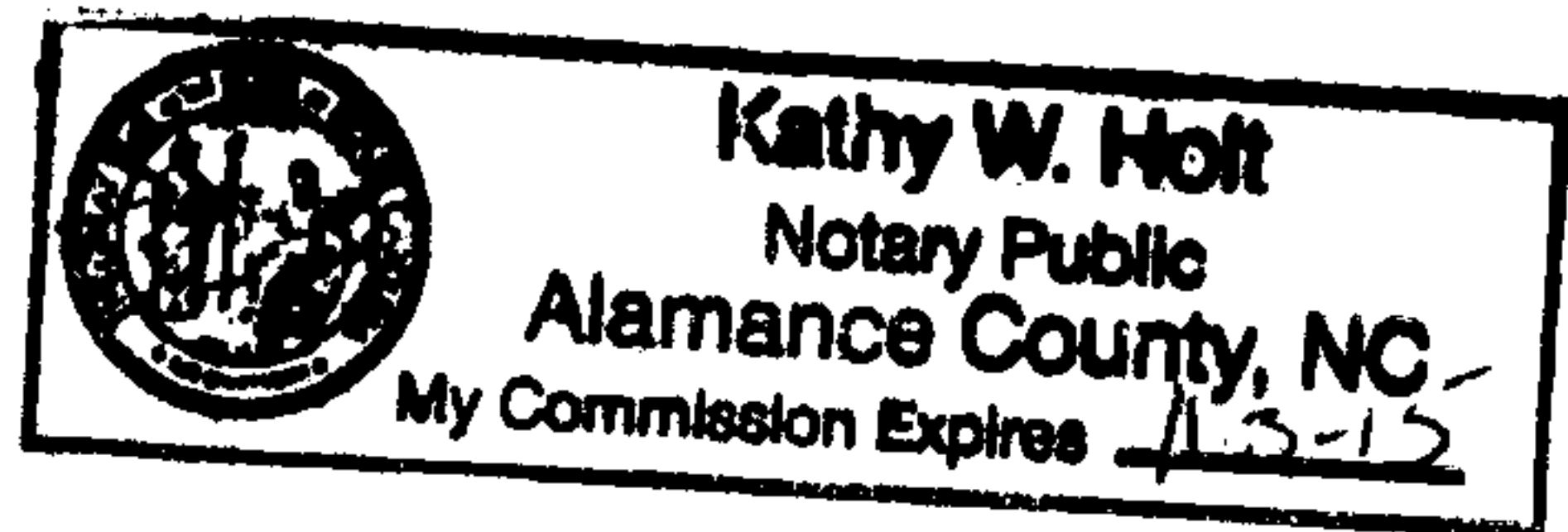
  
20130508000190280 3/6 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/08/2013 11:11:37 AM FILED/CERT

STATE OF NORTH CAROLINA )

COUNTY OF Alamance )

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Candace Erin Horton**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 10<sup>th</sup> Day of April, 2013.



Kathy W Holt  
NOTARY PUBLIC  
My Commission Expires:

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Ashley Danielle Horton**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 8<sup>th</sup> Day of April, 2013.

Vicki M. Hedrick  
NOTARY PUBLIC  
My Commission Expires: **MY COMMISSION EXPIRES SEPTEMBER 30, 2014**



20130508000190280 4/6 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/08/2013 11:11:37 AM FILED/CERT



This is a true and exact copy of the record on file with the Shelby County Health Department.

Signature of Local Registrar

Date of Issue

# ALABAMA

## CERTIFICATE OF DEATH

County  
File  
Number

State File Number 101

1. DECEASED—NAME First Middle Last (Type last name all capitals) <b>Roland Geane HORTON</b>			2. DATE OF DEATH (Month, Day, Year) <b>February 16, 2002</b>		3. COUNTY OF DEATH <b>Shelby</b>		
4. CITY, TOWN, OR LOCATION OF DEATH AND ZIP CODE <b>Alabaster 35007</b>			5. INSIDE CITY LIMITS (Specify Yes or No) <b>Yes</b>		6. PLACE OF DEATH—HOSPITAL OR OTHER INSTITUTION—(If not in either, give street and number) <b>Shelby Baptist Medical Center</b>		
7. IF HOSPITAL (Specify Inpatient, ER or Outpatient, DOA) <b>ER</b>		8. OF HISPANIC ORIGIN (Specify Yes or No) If Yes, Specify Cuban, Mexican, Puerto Rican, etc. <b>No</b>		9. RACE—(Specify American Indian, Black, White, etc.) <b>White</b>		10. SEX <b>Male</b>	
11. AGE <b>48</b> YRS.		12. UNDER 1 YEAR MOS. DAYS HOURS MINS.		13. DATE OF BIRTH (Month, Day, Year) <b>September 18, 1953</b>		14. DECEASED'S SOCIAL SECURITY NUMBER <b>[REDACTED]</b>	
15. EDUCATION (Specify ONLY highest grade completed below) Elementary or High School (0-12) <b>12</b>		16. MARITAL STATUS (Specify Married, Never Married, Widowed, Divorced) <b>Married</b>		17. SURVIVING SPOUSE (If wife, give maiden name) <b>Teresa Johnson</b>		18. Was Decedent ever in Armed Forces? (Specify Yes or No) <b>No</b>	
19. STATE OF BIRTH (If not in USA, name country) <b>Alabama</b>		20. RESIDENCE—STATE <b>Alabama</b>		21. COUNTY <b>Shelby</b>		22. CITY, TOWN, OR LOCATION AND ZIP CODE <b>Calera 35040</b>	
23. INSIDE CITY LIMITS (Specify Yes or No) <b>No</b>		24. STREET AND NUMBER <b>2633 Highway 86</b>		25. INFORMANT—Name and Address <b>Teresa Horton 2633 Hwy. 86, Calera, AL 35040</b>			
26. USUAL OCCUPATION (Give kind of work done during most of working life even if retired) <b>Loom Fixer</b>				27. KIND OF BUSINESS OR INDUSTRY <b>Textile</b>			
28. FATHER—NAME First Middle Last <b>Clyde Lee Horton</b>				29. MAIDEN NAME OF MOTHER—First Middle Last <b>Louise Gothard</b>			
30. DISPOSITION OF BODY (Specify Burial, Donation, Hospital Disposal, Other) <b>Burial</b>		31. DATE OF DISPOSITION (Month, Day, Year) <b>Feb. 19, 2002</b>		32. CEMETERY OR CREMATORY—Name <b>Brasher Cemetery</b>		33. LOCATION—(City or Town—State) <b>Calera, Alabama</b>	
34. FUNERAL HOME—Name and Address <b>PO Box 1066, Columbiana, AL 35051</b>		35. FUNERAL DIRECTOR—Signature <b>Connie S. Denty</b>		36. DATE SIGNED BY FUNERAL DIRECTOR <b>Feb. 20, 2002</b>			
37. Certifying Physician (Physician certifying cause of death) "To the best of my knowledge death occurred at the time and date, and due to the cause(s) and manner stated." Medical Examiner—Coroner Signature: <b>Carl Allen</b> On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, place, and due to the cause(s) and manner stated.						38. DATE SIGNED (Month, Day, Year) <b>2/16/02</b>	
39. TIME AND DATE OF DEATH <b>2/16/02 - 12:50</b>		40. DATE AND TIME PRONOUNCED DEAD (For Coroner/M.E. use only) <b>2/16/02 - 12:50</b>		41. NAME AND TITLE OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 46) <b>Andrew Allen MD</b>			
42. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (Item 46) <b>Shelby Medical Ctr</b>						43. CERTIFIER LICENSE NUMBER <b>14635</b>	
44. REGISTRAR—Signature <b>Sheila Keller</b>		45. DATE FILED (Month, Day, Year) <b>Feb 22, 2002</b>					

### MEDICAL CERTIFICATION

46. PART I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. LIST ONLY ONE CAUSE ON EACH LINE. IMMEDIATE CAUSE (Final disease or condition resulting in death) <b>Cardiac Arrest</b>		APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH	
DUE TO (OR AS A CONSEQUENCE OF) <b>VFI</b>			
DUE TO (OR AS A CONSEQUENCE OF) <b>Probable MI</b>			
DUE TO (OR AS A CONSEQUENCE OF)			
47. PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.		48. WAS THERE A PREGNANCY IN LAST 42 DAYS? (Specify Yes, No, or Unk.)	
49. MANNER OF DEATH (Specify—Accident, Homicide, Suicide, Undetermined Circumstances, Pending Investigation, Natural Cause) <b>Natural</b>		50. AUTOPSY (Specify Yes or No) <b>No</b>	
51. If yes, were findings considered in determining cause of death? (Specify Yes or No)			
52. HOW INJURY OCCURRED (Enter nature of injury in item 46, Part I or item 47, Part II)		53. DATE OF INJURY (Month, Day, Year)	
54. HOUR OF INJURY			
55. INJURY AT WORK (Specify Yes or No)		56. PLACE OF INJURY—(Specify at home, farm, street, factory, office building, etc.)	
57. LOCATION OF INJURY (Street or R.F.D. No., City or Town, State)			

This is a legal record and must be filed within five (5) days after death.



20130508000190280 5/6 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/08/2013 11:11:37 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 TERESA SANDERS  
Mailing Address 1200 Co. Rd. 441  
VERBENA, AL 36091

Grantee's Name Jenny Carter  
Mailing Address 2632 Hwy. 86  
CALERA, AL 35040

Property Address 2632 Hwy. 86  
CALERA, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 1,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 Copy of check and/or receipt

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:

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 4/19/13

Print TERESA SANDERS

Unattested

(verified by)

Sign Teresa Sanders  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1