

This instrument prepared by:
David Ovson
2807 Cahaba Road
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kevin L. Horton and Debbie C. Horton
1403 Legacy Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seven Hundred Ten Thousand And No/100 Dollars (\$710,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, William G. Clancy, Jr. and Kathy L. Clancy, Husband and Wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kevin L. Horton and Debbie C. Horton (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 809, according to the Survey of Greystone Legacy, 8th Sector, Phase I, as recorded in Map Book 31, Page 14 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

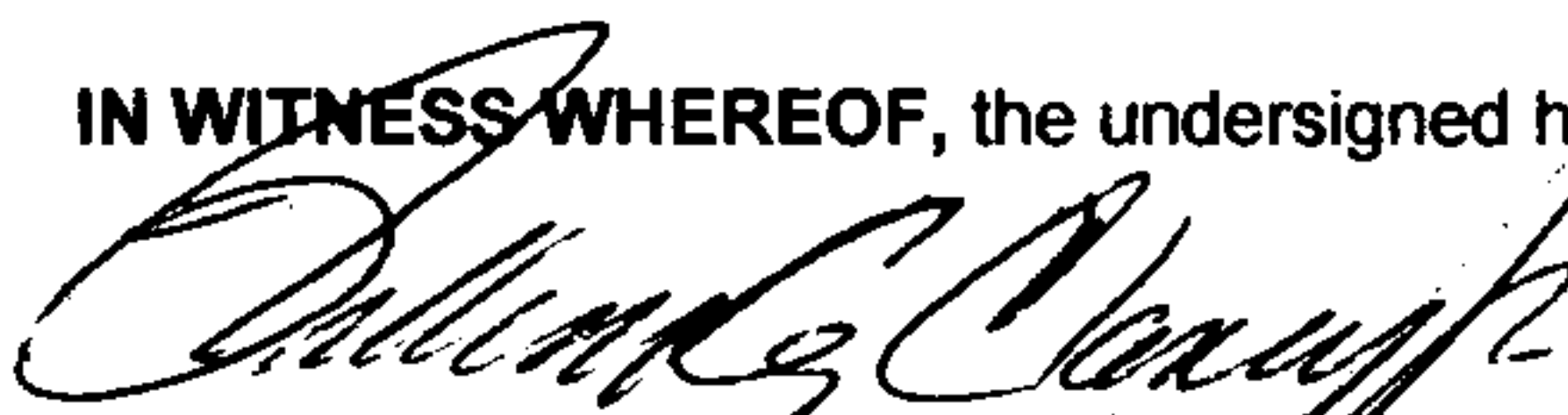
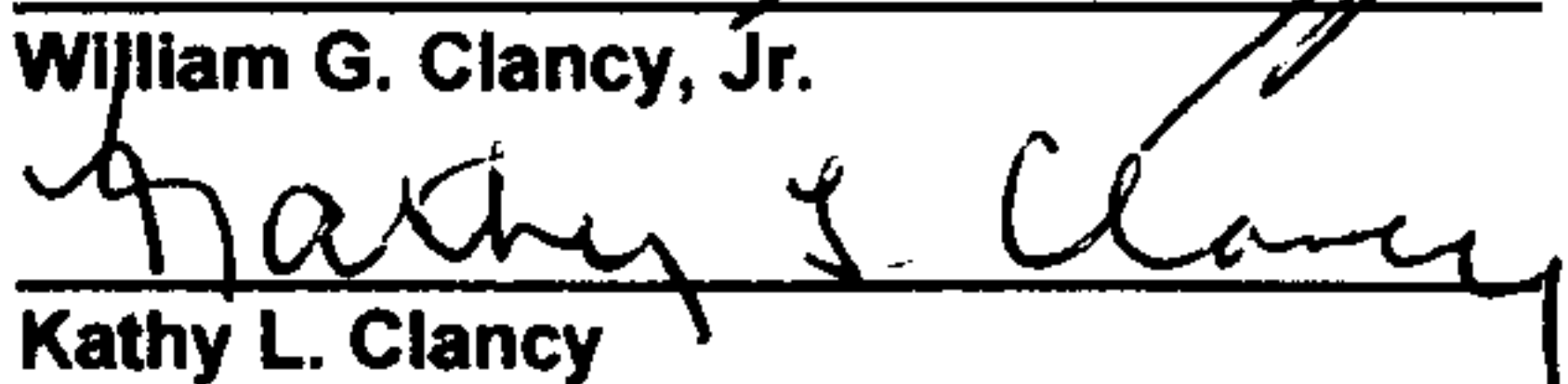
\$ 417,000.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

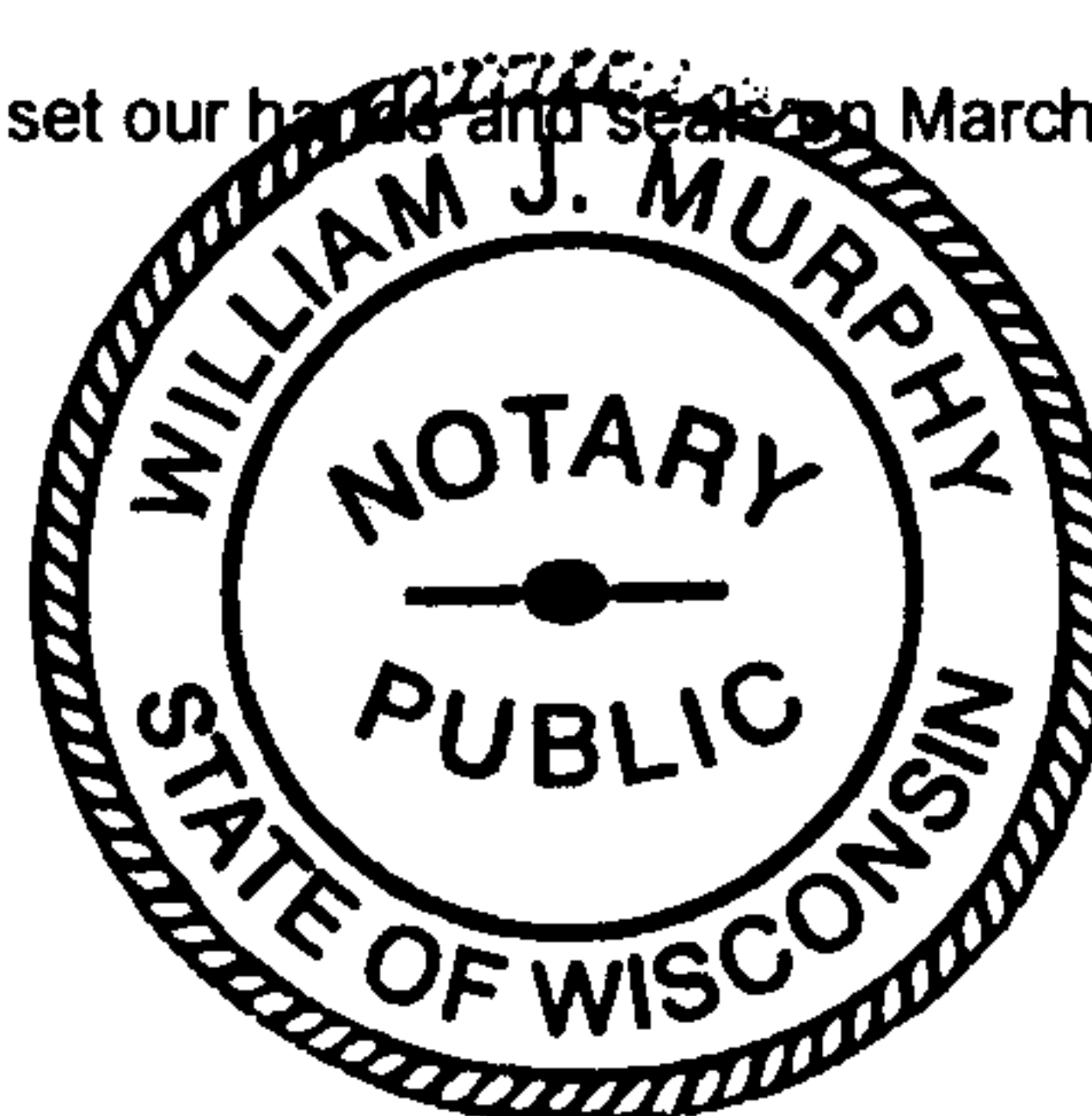
\$ 186,500.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on March 6, 2013.

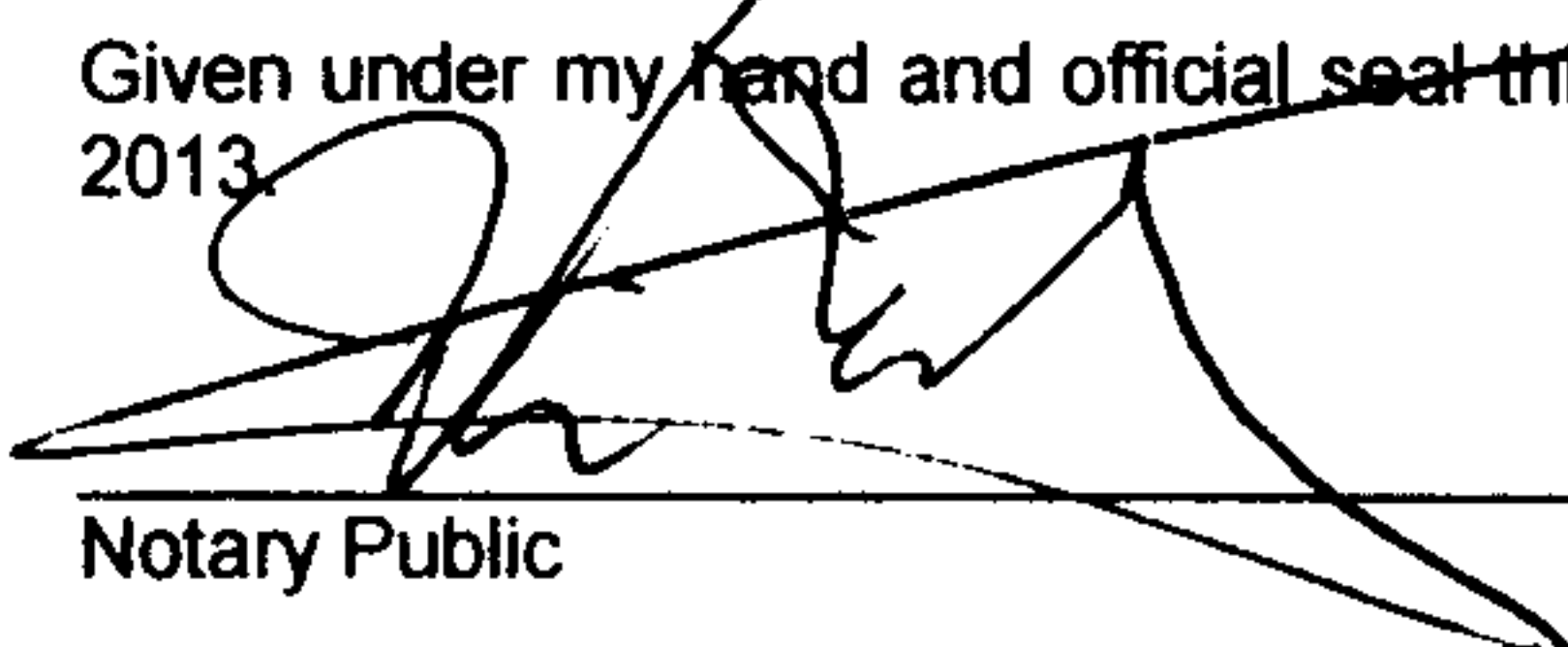

William G. Clancy, Jr.

Kathy L. Clancy

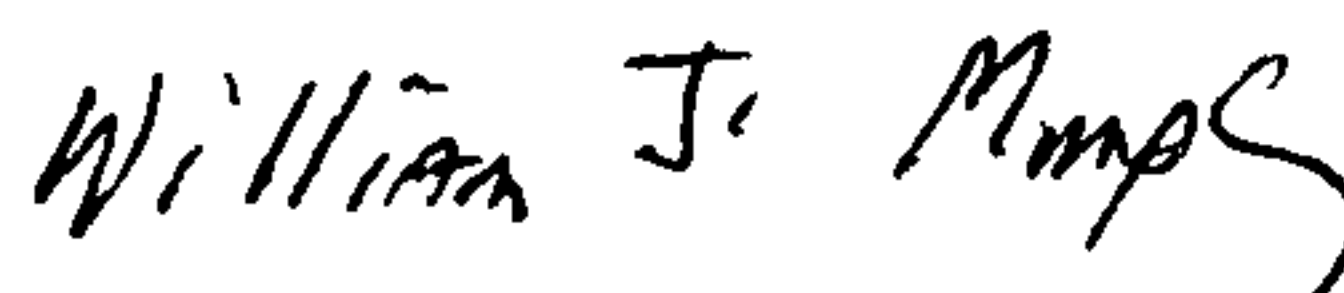


STATE OF Wisconsin
COUNTY OF Dam

I, the undersigned, a notary public in and for said county in said state, hereby certify that William G. Clancy, Jr. and Kathy L. Clancy 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 6 day of March, 2013.


Notary Public



My Commission Expires:

9/21/14

Shelby County, AL 05/24/2013
State of Alabama
Deed Tax: \$106.50

FILE NO.: TS-1300426



20130524000213630 1/2 \$121.50
Shelby Cnty Judge of Probate, AL
05/24/2013 10:40:19 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	William G. Clancy, Jr. and Kathy L. Clancy	Grantee's Name	Kevin L. Horton and Debbie C. Horton
Mailing Address	1403 Legacy Drive Birmingham, AL 35242	Mailing Address	_____
Property Address	1403 Legacy Drive Birmingham, AL 35242	Date of Sale	March 8, 2013
		Total Purchase Price	\$710,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	Other: _____
<input type="checkbox"/> Closing Statement	

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 - William G. Clancy, Jr. and Kathy L. Clancy, 1403 Legacy Drive, Birmingham, AL 35242.

Grantee's name and mailing address - Kevin L. Horton and Debbie C. Horton, , .

Property address - 1403 Legacy Drive, Birmingham, AL 35242

Date of Sale - March 8, 2013.

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 with 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: March 8, 2013

Sign Robyn Ba
Agent

