

This instrument was prepared by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Fred Wayne Horton
201 Horton Cove Rd
Calera AL 35040

STATE OF ALABAMA,
SHELBY COUNTY

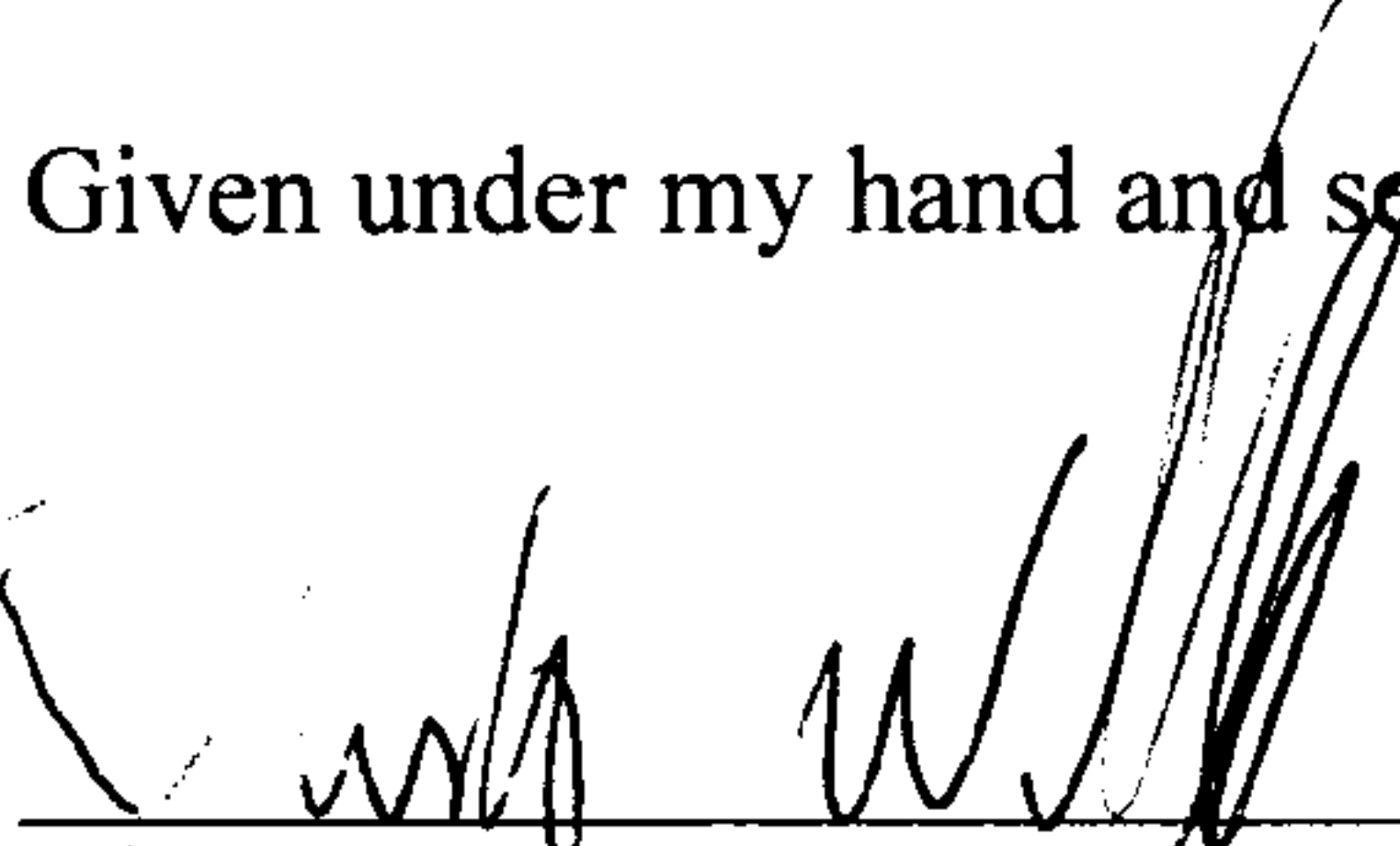
QUITCLAIM DEED

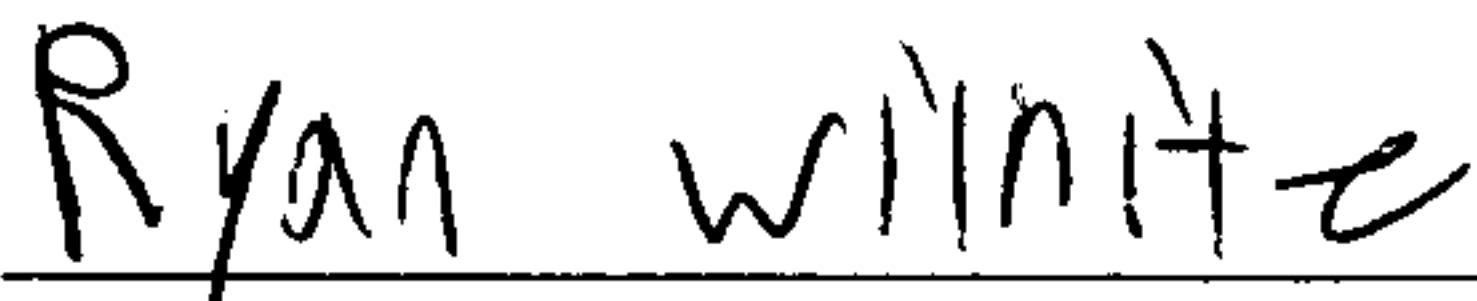
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND Dollars and 00/100 (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, *Justin Wilhite, a single man, Ryan Wilhite, a single man and Jayson Wilhite, a single man*, hereby remises, releases, quit claims, grants, sells, and conveys to *Fred Wayne Horton* (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in *Shelby County, Alabama*, to-wit:

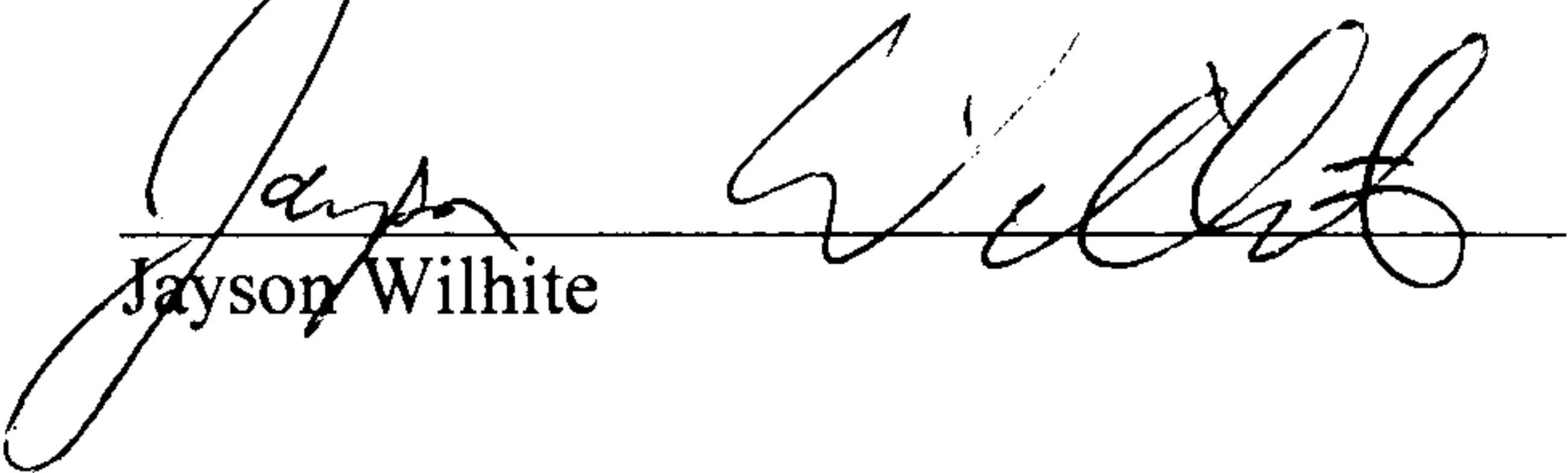
Commence at the SE corner of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 01 degree 25 minutes 14 seconds West a distance of 728.07 feet; thence continue northerly along said line, a distance of 104.81 feet to the point of beginning; thence continue northerly along said line, a distance of 106.88 feet to the southerly right of way line of Shelby County Highway 42 and to the point on a curve the left having a radius of 2,933.08 feet and a central angle of 9 degrees 20 minutes 09 seconds, said curve subtended by a chord bearing North 67 degrees 31 minutes 32 seconds West and a chord distance of 477.39 feet; thence westerly along the arc and along said right of way a distance of 477.91 feet to the easterly right of way line of Shelby County Highway 86; thence South 25 degrees 27 minutes 33 seconds West and leaving said Highway 42 and along said Highway 86, a distance of 264.15 feet to the northerly right of way line of Heart of Dixie Railroad; thence North 88 degrees 46 minutes 50 seconds East and leaving said Highway 86 and along said railroad right of way a distance of 126.63 feet to a point of curve to the right having a radius of 1,502.50 feet and a central angle of 16 degrees 36 minutes 34 seconds; thence easterly along the arc and along said right of way a distance of 435.56 feet to the point of beginning; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 16th day of July, 2013


Justin Wilhite



Ryan Wilhite

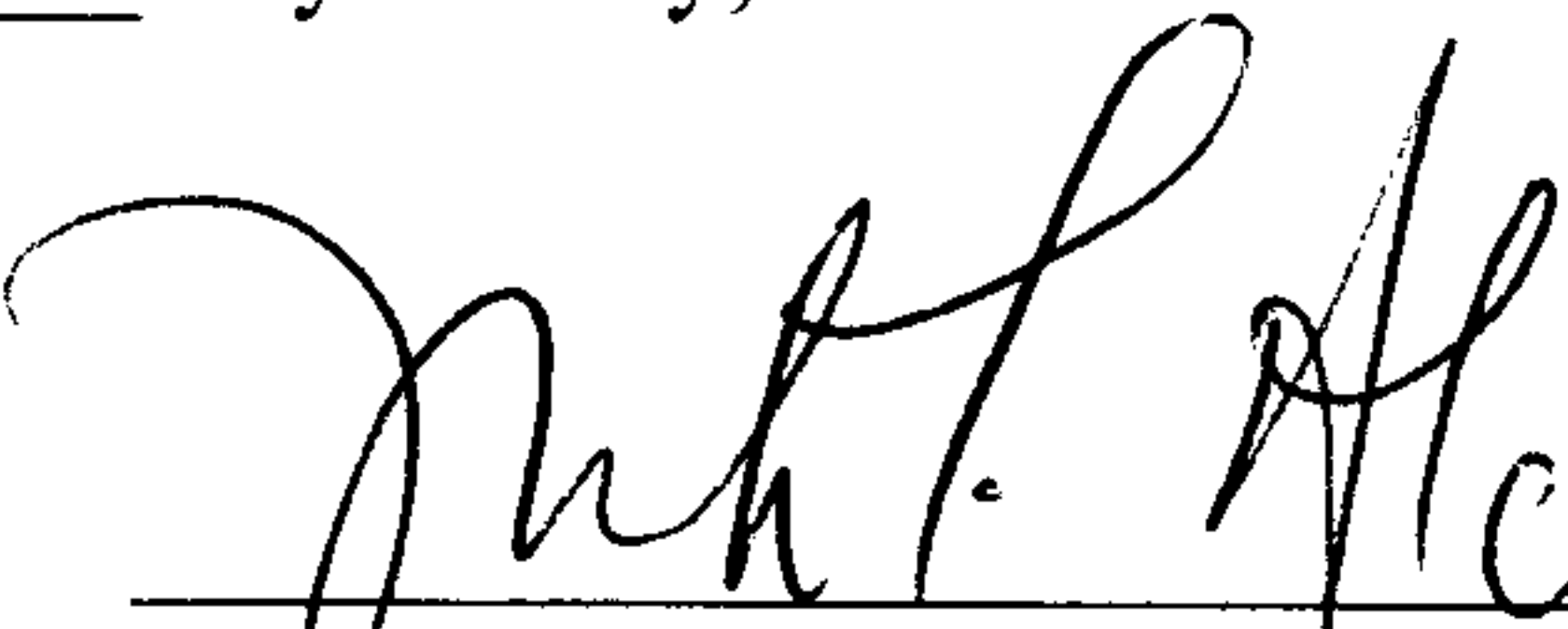

Jayson Wilhite

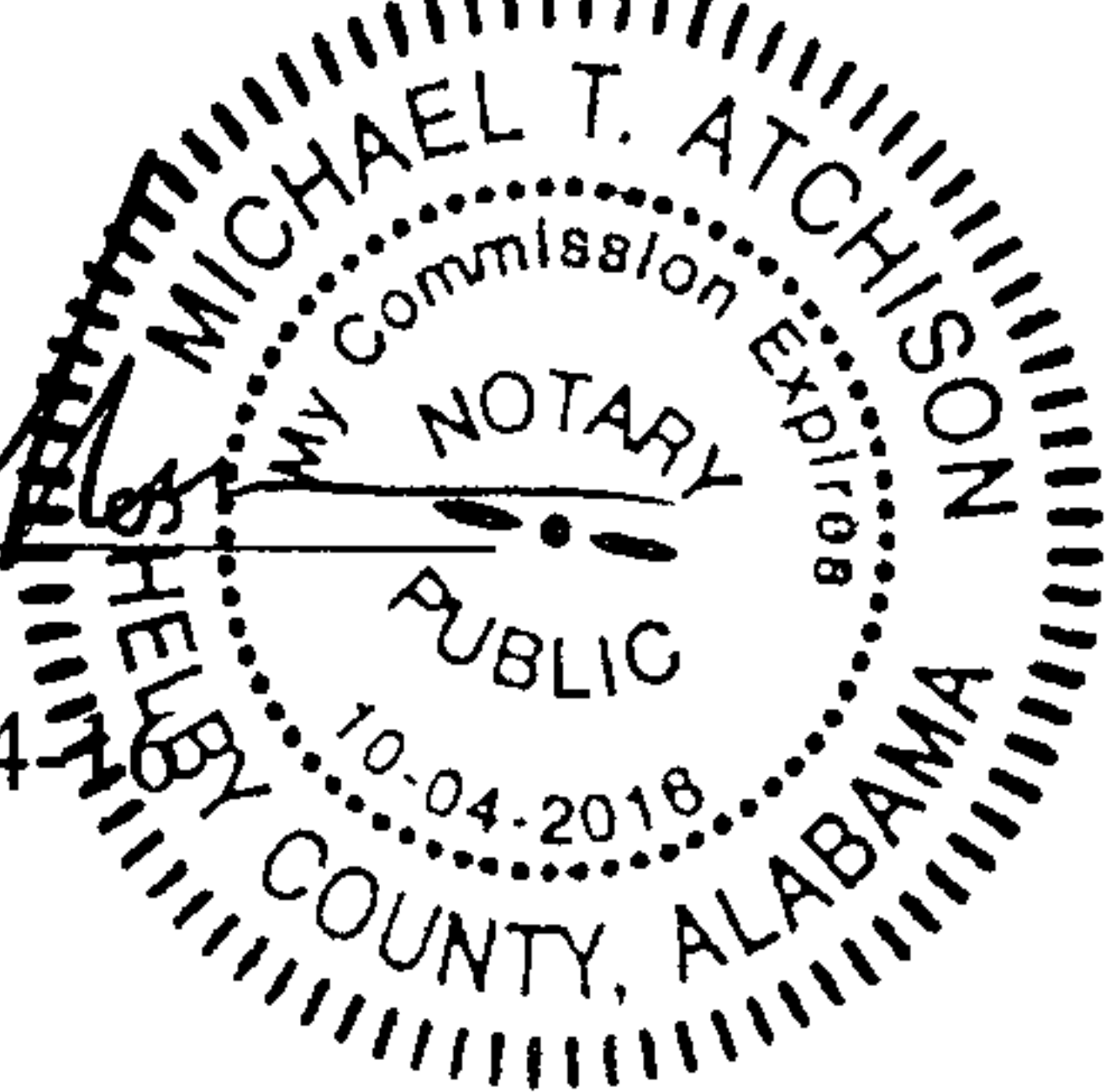
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Justin Wilhite, Ryan Wilhite and Jayson Wilhite*, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 16th day of July, 2013


20130718000291590 1/3 \$24.00
Shelby Cnty Judge of Probate, AL
07/18/2013 09:58:46 AM FILED/CERT


Notary Public
My Commission Expires: 10-4-2018



Shelby County, AL 07/18/2013
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantor's Name Justin Wilhite
Mailing Address 358 Hwy 50
Vandiver AL
35176

Grantee's Name Fred Wayne Horton
Mailing Address 201 Horton Cove Rd
Calera AL 35040

Property Address Vacant

Date of Sale 7-16-13
Total Purchase Price \$ 12,000.00
Or
Actual Value \$ _____
Or
Assessors 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
agreement

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 recording.

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 evidence 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 estimated 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, Section 40-22-1 (h).

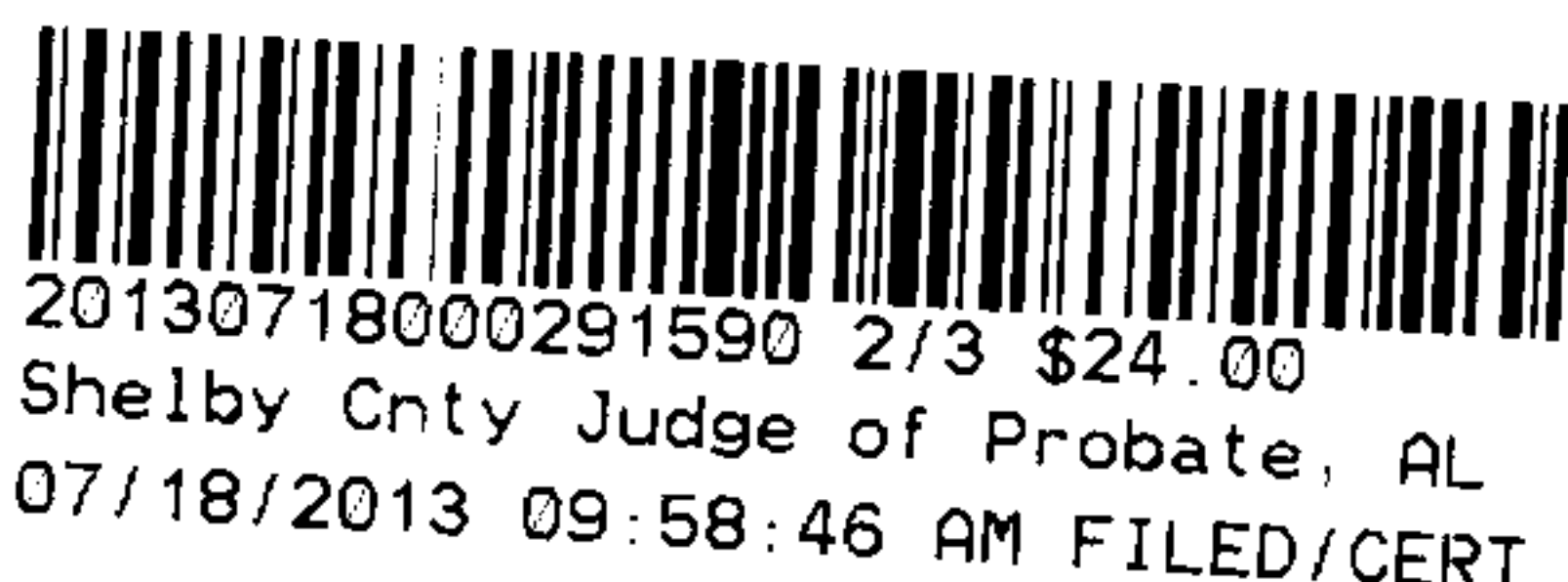
I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date _____

Print Mike T. Atchison

☐ Unattested _____
(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one



Real Estate Sales Validation Form

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

Grantor's Name Ryan White
Mailing Address 6474 Hwy 86
Calera AL 35040

Grantee's Name Fred Wayne Horton
Mailing Address 201 Horton Cove Rd
Calera AL
35040

Property Address Uncant

Date of Sale 7-16-13
Total Purchase Price \$ 12,000
Or
Actual Value \$ _____
Or
Assessors 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)

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Date _____

Unattested
(verified by)

Print M. L. T. Atch's
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

