

This instrument was prepared by:

Send Tax Notice to:
Melissa Kay Horton
1664 Savannah Park
Birmingham, AL 35216

DEED IN LIEU OF FORECLOSURE

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the satisfaction of that certain mortgage from Deborah W. Culpepper, to Peggy Sullivan Horton, dated April 28, 2003, recorded under Record Number 20030429000263060 Pg 1 / 2 22.00, in the Probate Office of Shelby County, Alabama, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I, Deborah W. Culpepper, grant, bargain, sell and convey unto, Malissa Kay Horton, John Keith Horton and Kiplen Alfred Horton, join heirs in and surviving grantees of Peggy Horton Sullivan, the following described real estate located at 21034 Hwy 25, situated in: Shelby County, Alabama, to-wit:

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, being the Southernmost portion of the remaining part of the land described in a deed to John Kenneth and Peggy Horton, recorded in Deed Book 296, at Page 884, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at an iron bar found at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence South 00 degrees 03 minutes 00 seconds East along the East line of said Section, a distance of 342.66 feet to the center of Town Creek; thence South 74 degrees 02 minutes 43 seconds West along the center of Town Creek, a distance of 149.06 feet to a point; thence South 74 degrees 00 minutes 13 seconds West along the center of Town Creek a distance of 155.01 feet to the point of beginning; thence South 73 degrees 59 minutes 09 seconds West along the center of Town Creek, a distance of 133.63 feet to a point; thence South 39 degrees 33 minutes 04 seconds West along the center of Town Creek, a distance of 69.41 feet; thence South 58 degrees 15 minutes 04 seconds West along the center of Town Creek a distance of 68.64 feet to a point on the Southeast right of way of State Highway No. 25; thence North 25 degrees 41 minutes 00 seconds East along said right of way, a distance of 215.00 feet to a point; thence turn East 90 degrees a distance of 153.00 feet to the center of Town Creek at the point of beginning.

Subject to taxes for 2013 and subsequent years, restrictions, easements and rights of way of record.

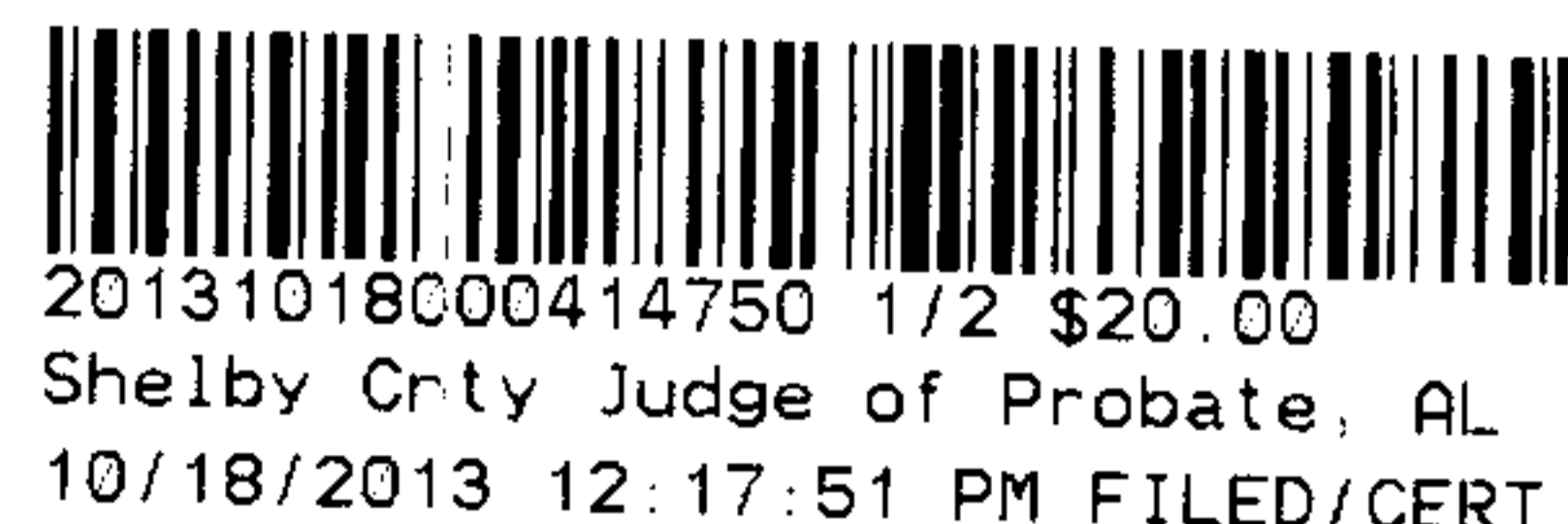
TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of Oct, 2013.

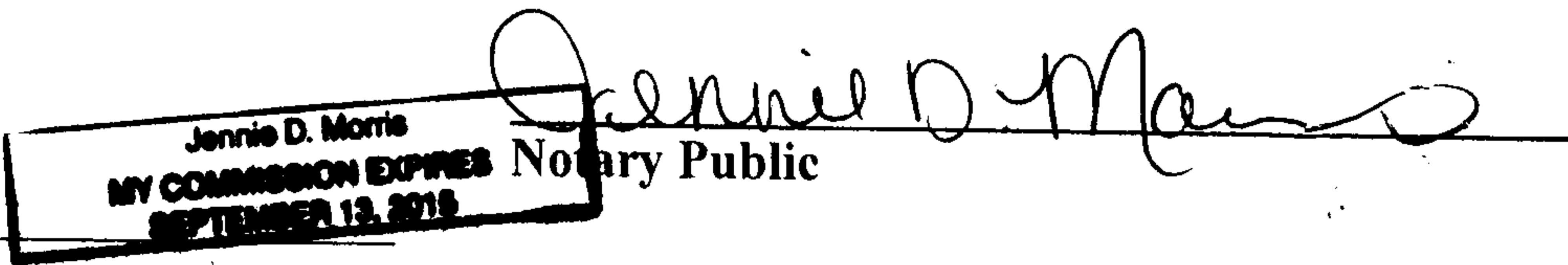
Deborah Culpepper
Deborah Culpepper

STATE OF ALABAMA
COUNTY OF Shelby



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Chad William Davis, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of Oct, 2013.

My Commission Expires:  *Jennie D. Morris*

Real Estate Sales Validation Form

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

Grantor's Name Deborah Culpepper
Mailing Address PO Box 703
Columbiana AL 35051

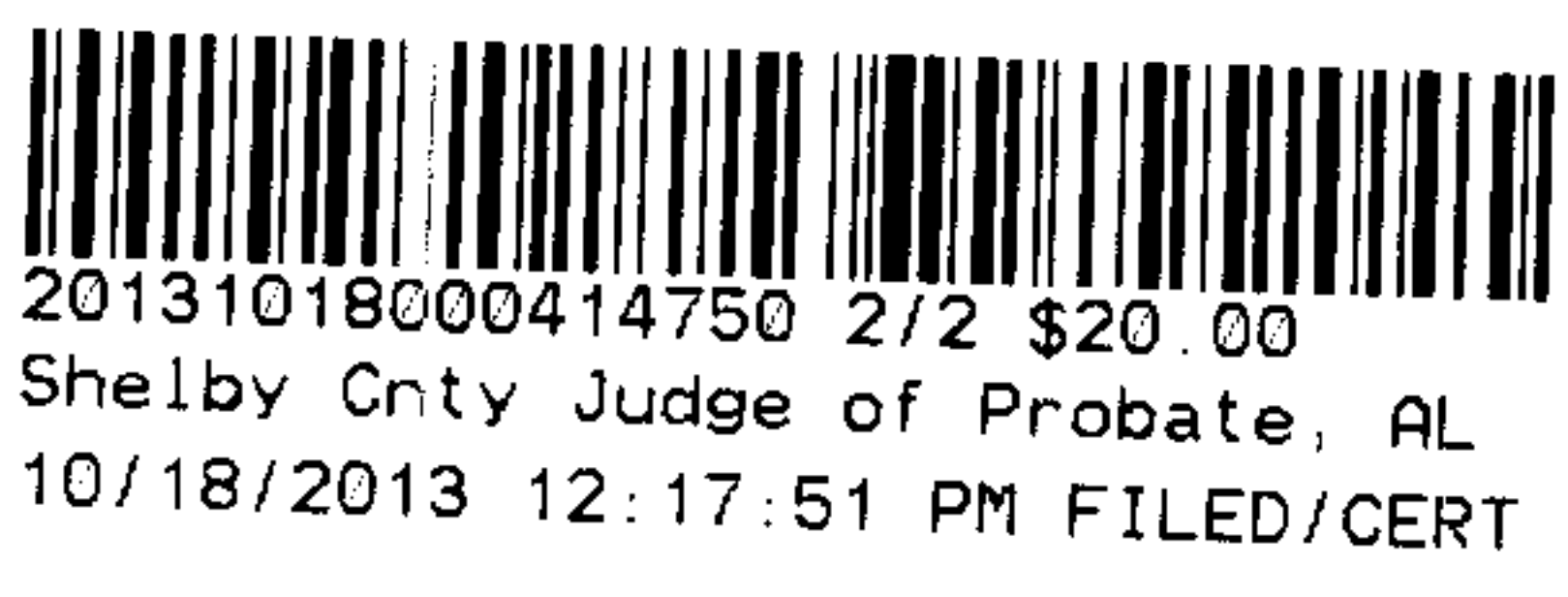
Grantee's Name Melissa Kay Horton
Mailing Address 11664 Savannah Park
Birmingham, AL 35216

Property Address 21034 Hwy 25
Columbiana AL 35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 94,000



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 tax office

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 10/18/13

Print Deborah Culpepper

Unattested _____
(verified by)

Sign Deborah Culpepper
(Grantor/Grantee/Owner/Agent) circle one