

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-14-21277

Send Tax Notice To: Charles Brandon Horton

Elizabeth Conn Horton

AL 101 Ferry Rd
Columbiana, AL 35051

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Two Thousand Five Hundred Dollars and No Cents (\$142,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Francis Harrell Formby, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charles Brandon Horton and Elizabeth Conn Horton**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2014 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$138,225.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

\$4275.00 of the purchase price of the above described property was financed with the proceeds of a second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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 heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of May, 2014.



Francis Harrell Formby

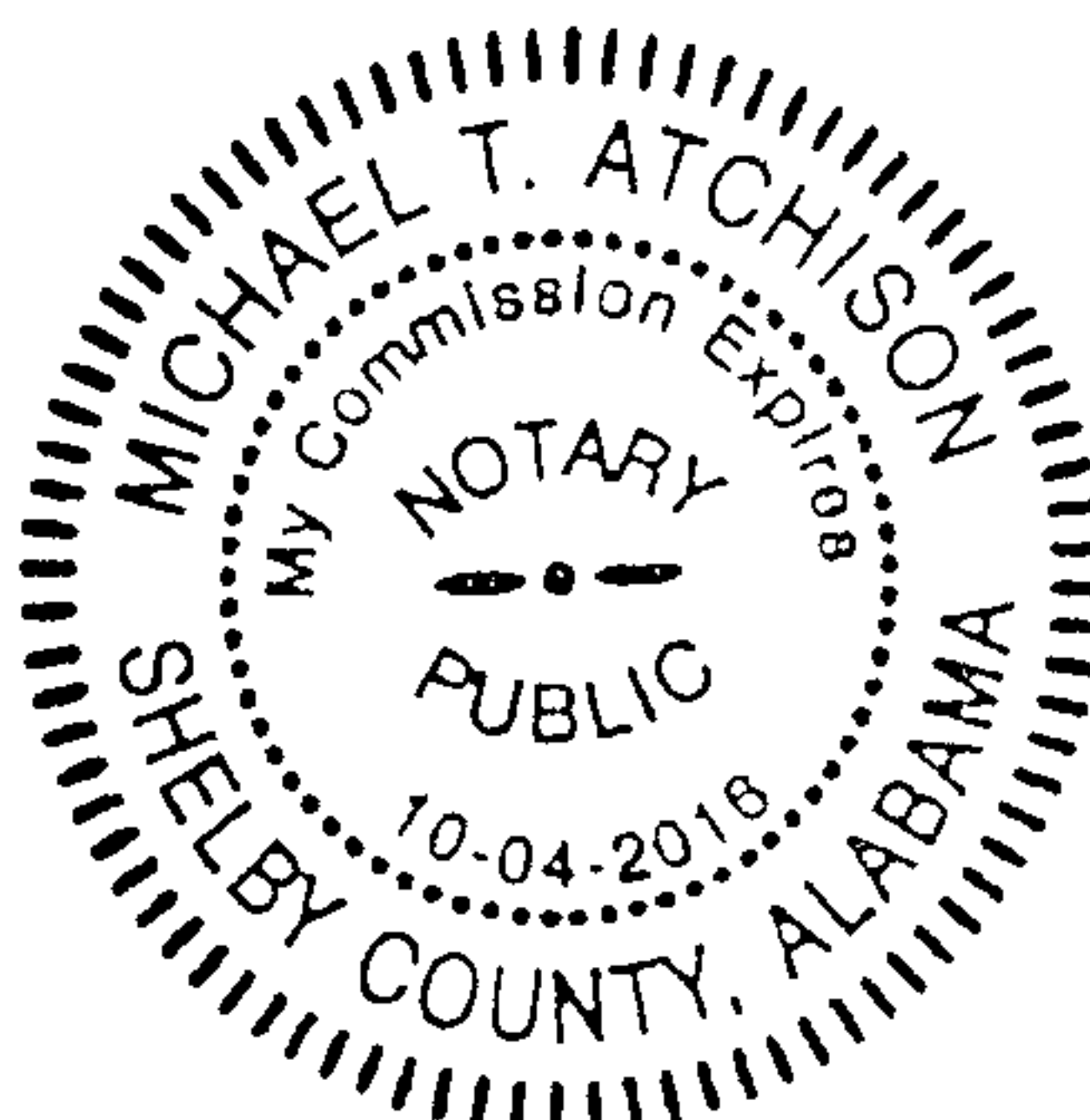
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Francis Harrell Formby, 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 the 15th day of May, 2014.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016




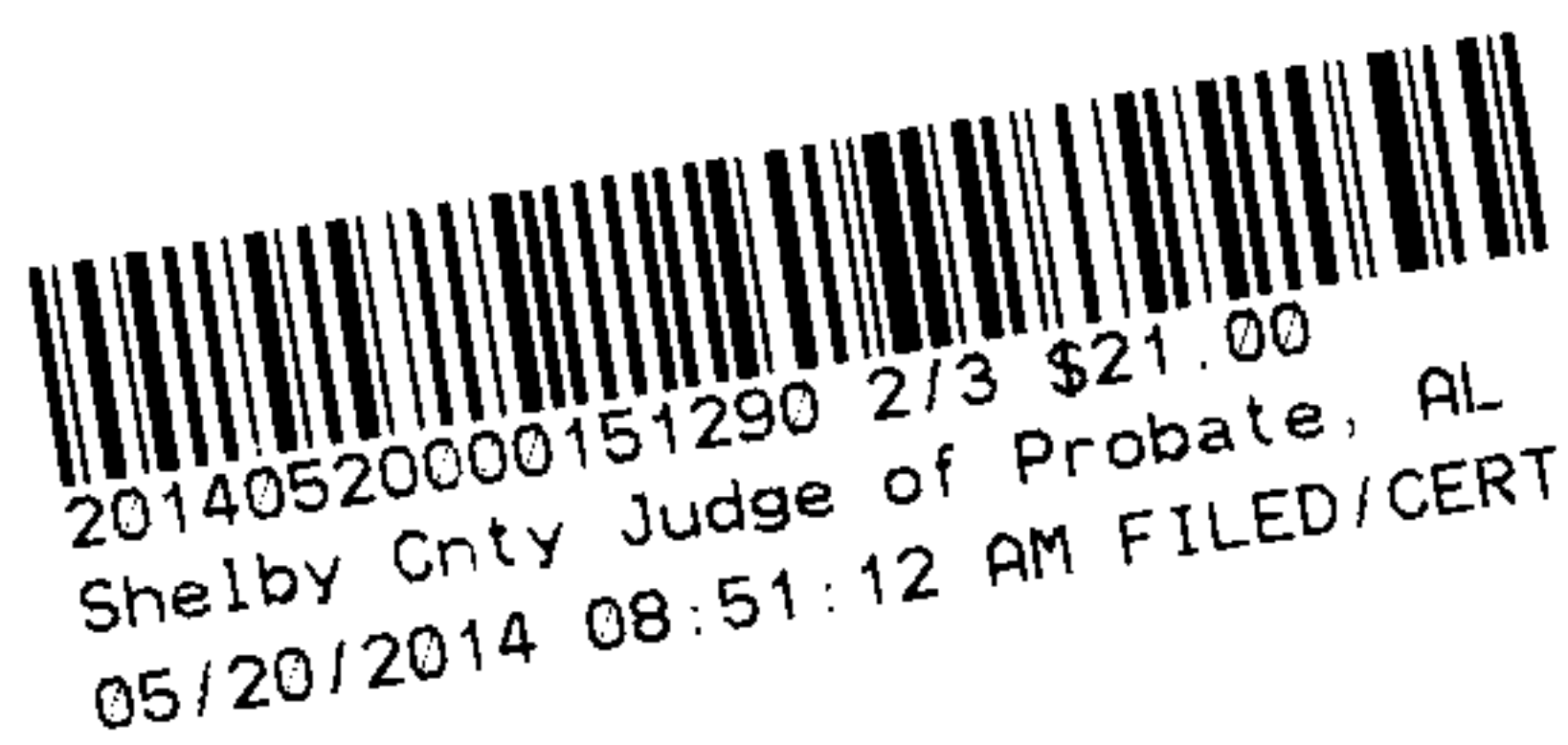

20140520000151290 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/20/2014 08:51:12 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the N.W. corner of Section 25, Township 21 South, Range 1 West; thence run South 45 degrees 10 minutes East a distance of 1702.66 feet to a point on the back of the sidewalk on the South side of East College Street (or Kingdom Road) and the back of the curb on the East side of a side street running South to Mildred Street and the point of beginning; thence turn an angle of 27 degrees 29 minutes to the right and run South along the back of the curb of said side street a distance of 124.08 feet; thence turn an angle of 88 degrees 29 minutes to the left and run a distance of 86.16 feet; thence turn an angle of 94 degrees 12 minutes to the left and run a distance of 7.20 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 10.77 feet to the corner of a brick garage; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 122.90 feet to the back of the sidewalk on the South side of East College Street (or Kingdom Road); thence turn an angle of 89 degrees 54 minutes to the left and run along the back of said sidewalk a distance of 90.89 feet to the point of beginning. Situated in the NW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.,



Real Estate Sales Validation Form

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

Grantor's Name Francis Harrell Formby

Grantee's Name Charles Brandon Horton
Elizabeth Conn Horton

Mailing Address 101 Ferry Road
Columbiana, AL 35051

Mailing Address 101 Ferry Rd
AL Columbiana, AL 35051

Property Address 101 Ferry Road
Columbiana, AL 35051

Date of Sale May 15, 2014
Total Purchase Price \$142,000.00

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

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 of 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 May 14, 2014

Print Francis Harrell Formby

Sign Francis Harrell Formby
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

20140520000151290 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/20/2014 08:51:12 AM FILED/CERT

Form RT-1