

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Ronald T. Kelley
1064 Evan Circle
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED


20141201000377390 1/2 \$271.00
Shelby Cnty Judge of Probate, AL
12/01/2014 04:17:02 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Fifty Four Thousand and no/00 Dollars (\$254,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Horton Ventures, LLC, an Alabama Limited Liability Company, (herein referred to as grantor, whether one or more)**, does grant, bargain, sell and convey unto, **Ronald T. Kelley and Sharon K. Kelley, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

5 acres on the East side of the Northeast ¼ of the Southeast ¼ of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama.

PARCEL II:

West thirty-five (35) acres of the Northeast ¼ of the Southeast ¼ of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama.

Subject to easements, restrictions, covenants, rights of way, and mineral and mining rights, privileges, and immunities of others of record.

This deed is being executed in accordance with the Operating agreement and that same has not been amended

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Horton Ventures, LLC** by its Managing Member, Henry B. Horton, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal, this the 25th day of November, 2014.

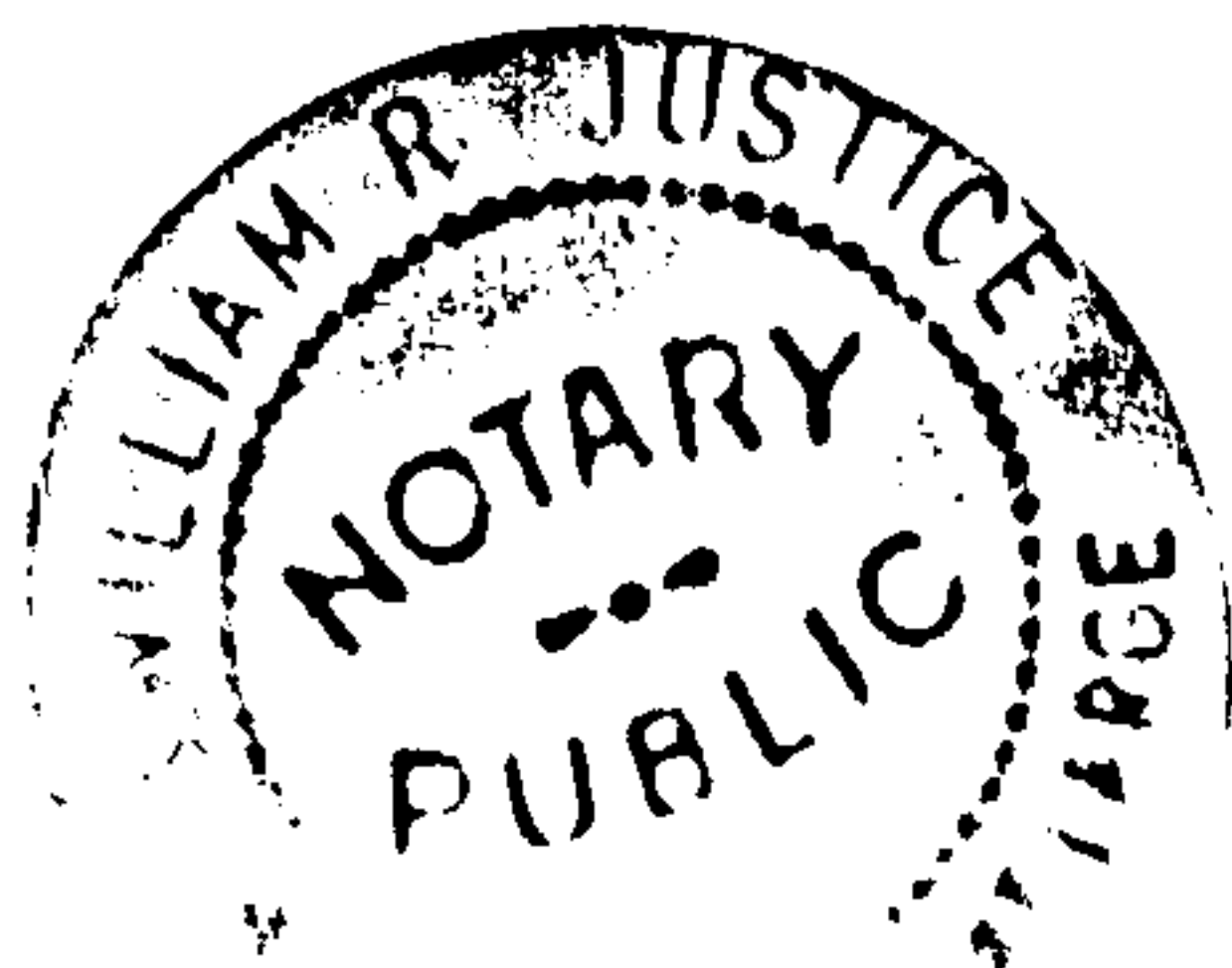
**HORTON VENTURES, LLC, an
Alabama limited liability company**


Henry B. Horton, Jr., Its Managing Member

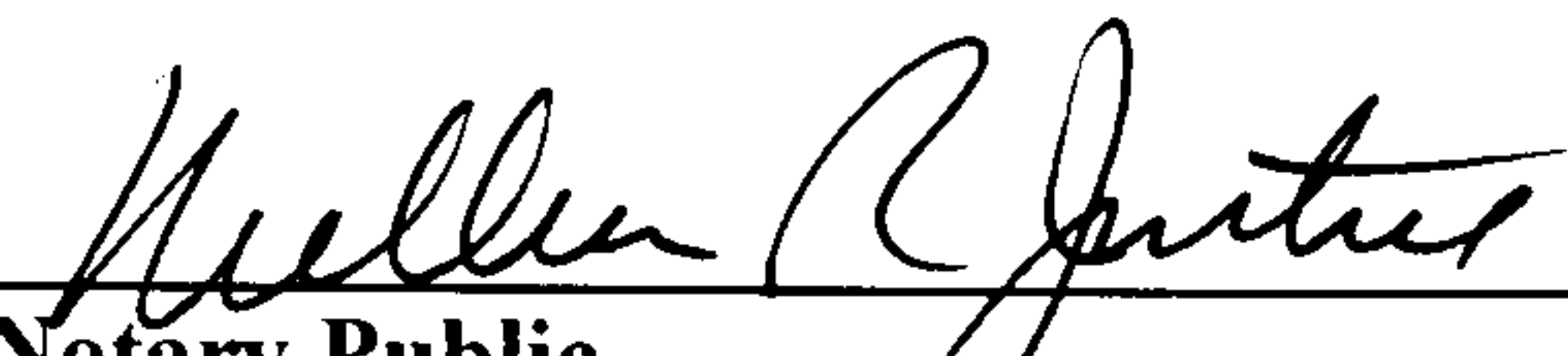
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Henry B. Horton, Jr., whose name as Managing Member of Horton Ventures, LLC, an Alabama limited liability company, is 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 he executed the same voluntarily on the day the same bears date in his capacity as Managing Member of said Alabama limited liability company.

Given under my hand and official seal this 25th day of November, 2014.



Shelby County, AL 12/01/2014
State of Alabama
Deed Tax: \$254.00


Notary Public
My Commission Expires: 9/12/15

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name Horton Ventures, LLC
Mailing Address 425 VesClub Way
Vestavia, AL 35216

(Buyer)

Grantee's Name Ronald T. Kelley Sharon K. Kelley
Mailing Address 1064 Evan Circle
Chelsea, AL 35043

Property Address: Hwy 109
Chelsea, AL 35043
Shelby County, Alabama

Date of Sale 11/25/14

Total Purchase Price \$ 254,000.00
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 -


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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 11/25/14

Sign H. B. Horton
(Grantor/Grantee/Owner/Agent) circle one

Print H. B. Horton

☐ Unattested

(Verified by)