


This instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

  
20141205000384100 1/4 \$52.00  
Shelby Cnty Judge of Probate, AL  
12/05/2014 03:52:53 PM FILED/CERT

Send Tax Notice to:  
Gary Horton  
422 Hwy 314  
Columbiana, Ala 35051

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-FIVE THOUSAND DOLLARS and NO/00 (\$25,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Richard Hardaman, a married man; Danielle Hardaman, a single woman; Robert Hardaman, a single man; Randall Thomas, a married man; Denise Majors, a married woman; and Alvin Hardaman, a married man**, grant, bargain, sell and convey unto **Gary Horton**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Commence at the NE corner of NW 1/4 of NW 1/4 of Section 20, Township 22 South, Range 1 West, and run South along the East boundary thereof and along the East boundary of SW 1/4 of NW 1/4 of said Section 20, a distance of 1540 feet to the point of beginning of property herein described; thence continue South along said line a distance of 770 feet to a point; thence West parallel with the North line of said forty a distance of 1130 feet to a point; thence North parallel with the East line of said forty 770 feet to a point; thence East 1130 feet to point of beginning.

Shelby County, AL 12/05/2014  
State of Alabama  
Deed Tax: \$25.00

Subject to:

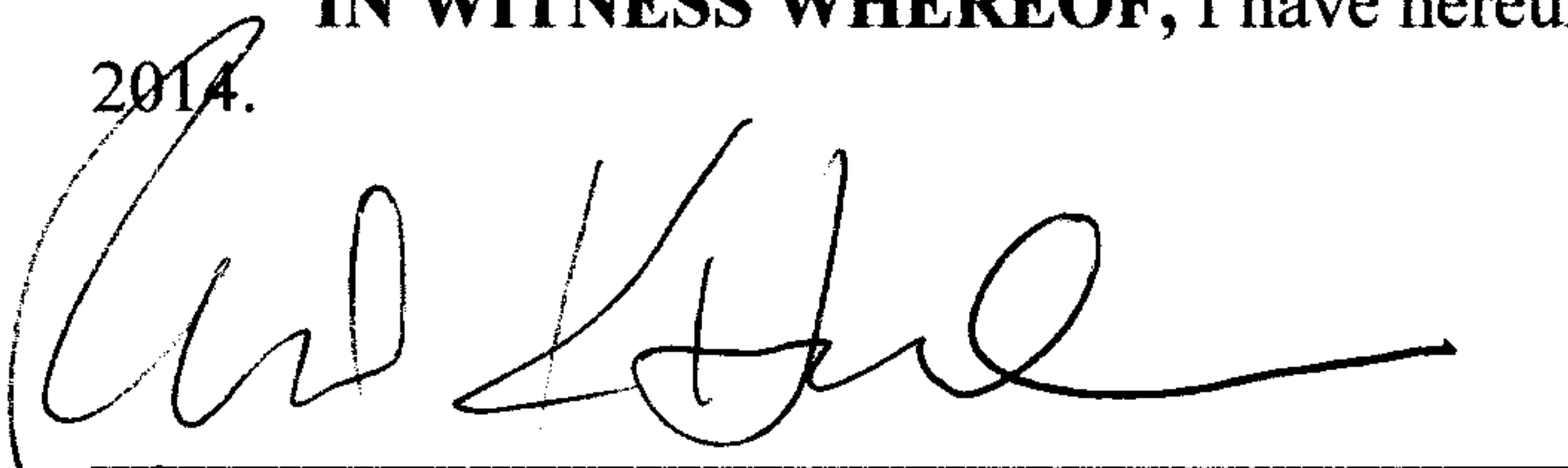
1. Taxes for 2015 and subsequent years.
2. Easements, restrictions, rights of way and permits of record.


**THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.**

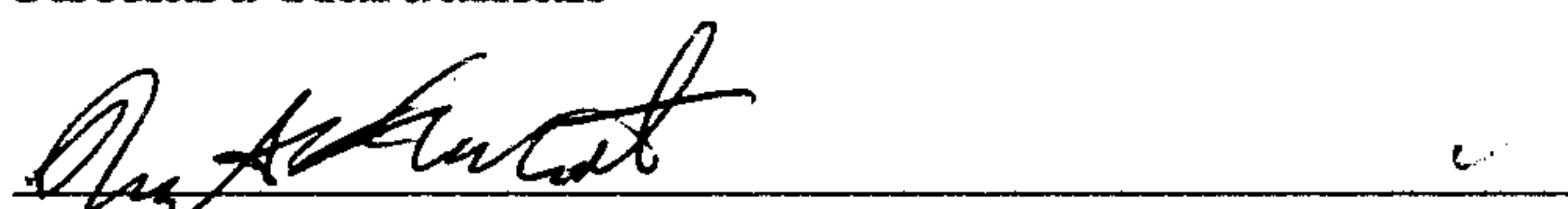
**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

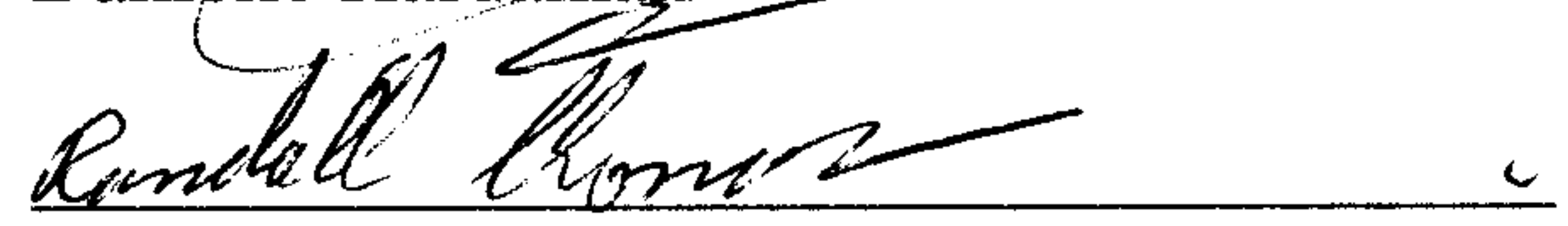
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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, heirs, executors and assigns forever, against the lawful claims of all persons.

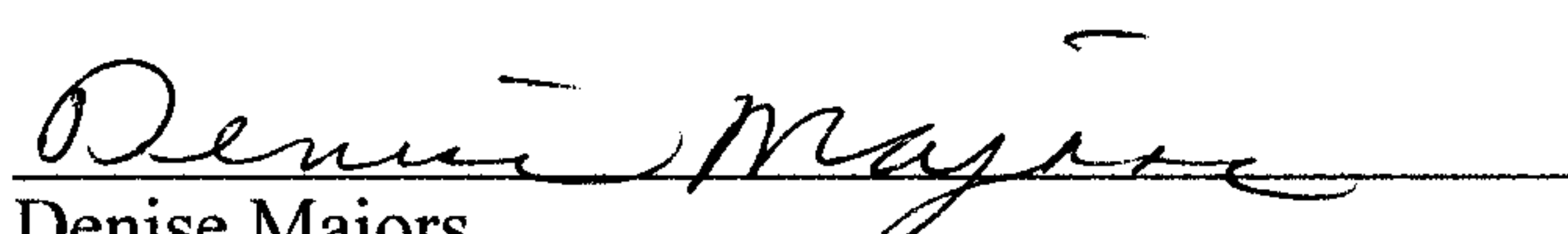
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of November, 2014.

  
Richard Hardaman

  
Danielle Hardaman

  
Robert Hardaman

  
Randall Thomas

  
Denise Majors

  
Alvin Hardaman

STATE OF ALABAMA )



STATE OF ALABAMA )  
COUNTY of Jefferson )

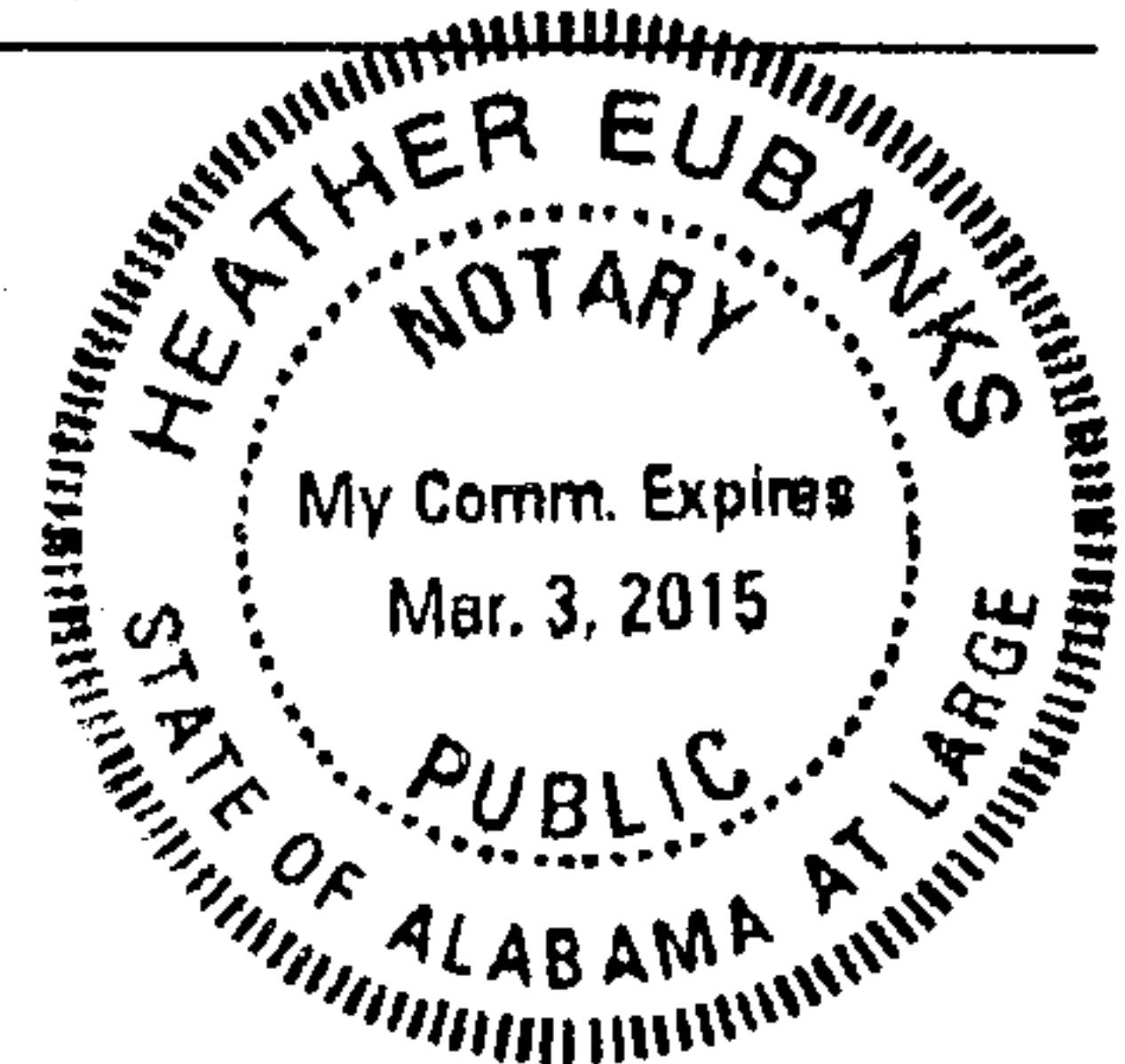
20141205000384100 2/4 \$52.00  
Shelby Cnty Judge of Probate, AL  
12/05/2014 03:52:53 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Danielle Hardaman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November, 2014.

Heather Eubanks  
Notary Public

My Commission Expires: \_\_\_\_\_



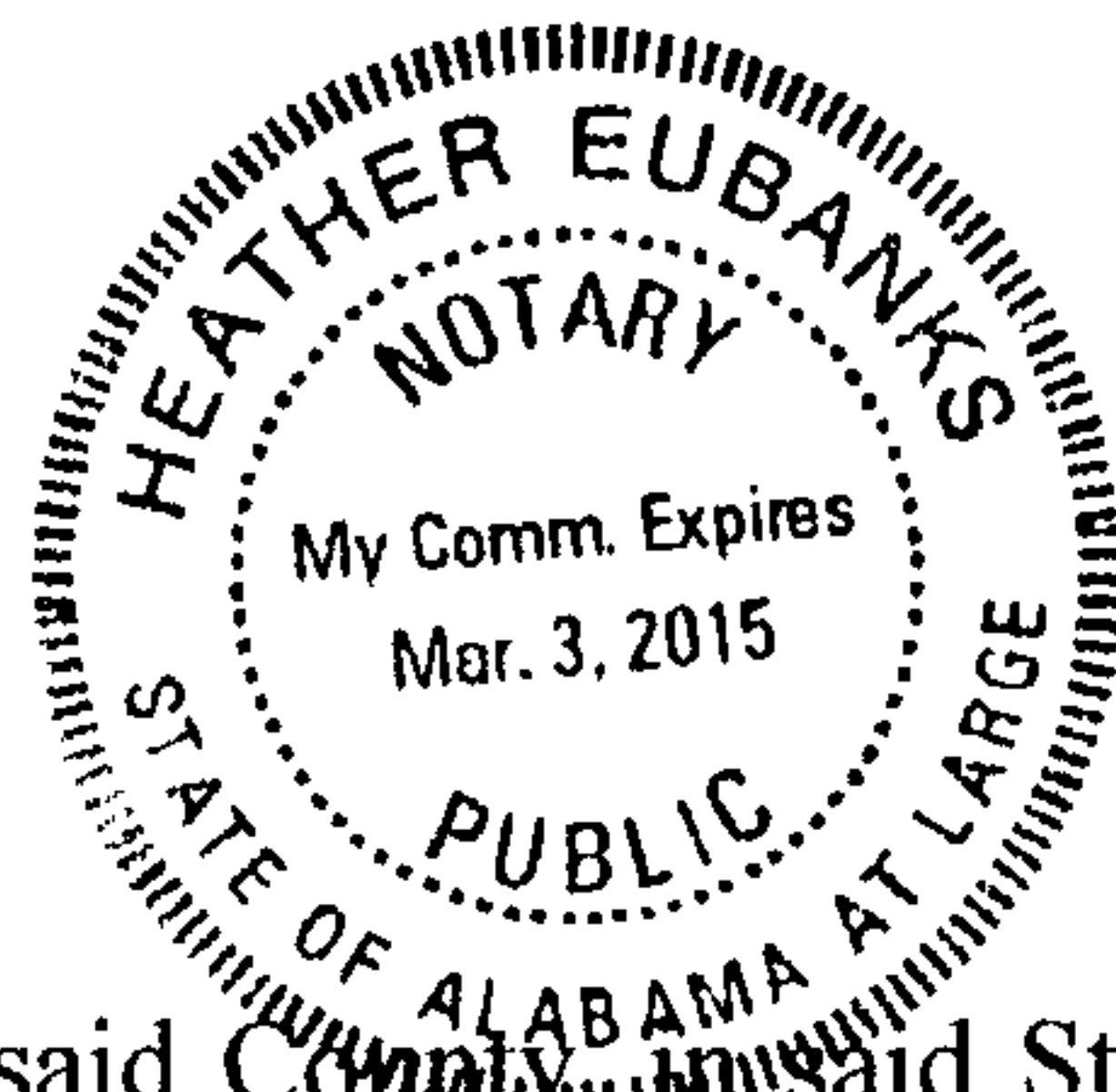
STATE OF ALABAMA )  
COUNTY of Jefferson )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Hardaman, whose name 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.

Given under my hand and official seal this 22 day of November, 2014.

Heather Eubanks  
Notary Public

My Commission Expires: \_\_\_\_\_



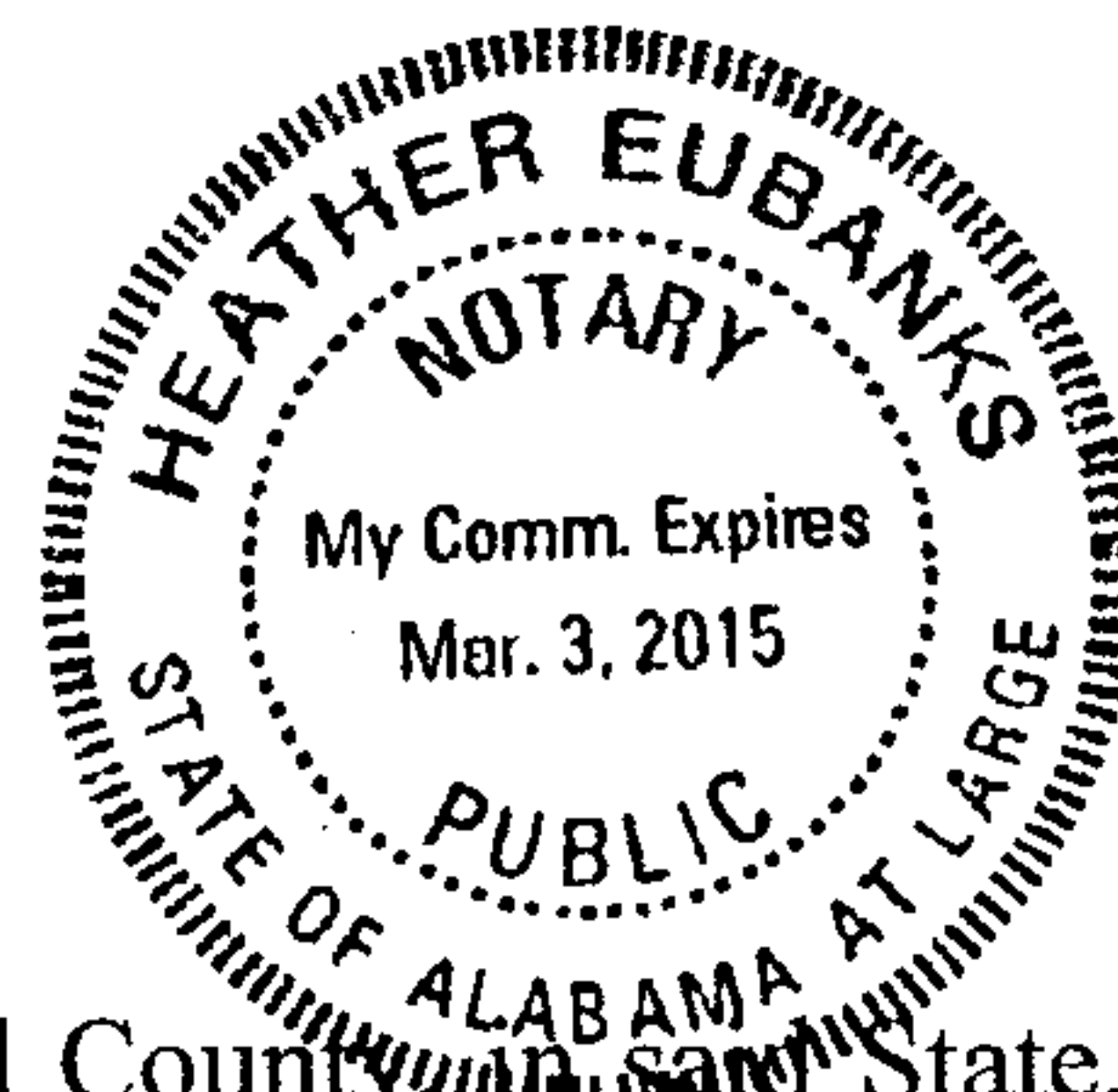
STATE OF ALABAMA )  
COUNTY of Jefferson )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randall Thomas, whose name 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.

Given under my hand and official seal this 22 day of November, 2014.

Heather Eubanks  
Notary Public

My Commission Expires: \_\_\_\_\_



STATE OF ALABAMA )  
COUNTY of Jefferson )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Denise Majors, whose name 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 she executed the same



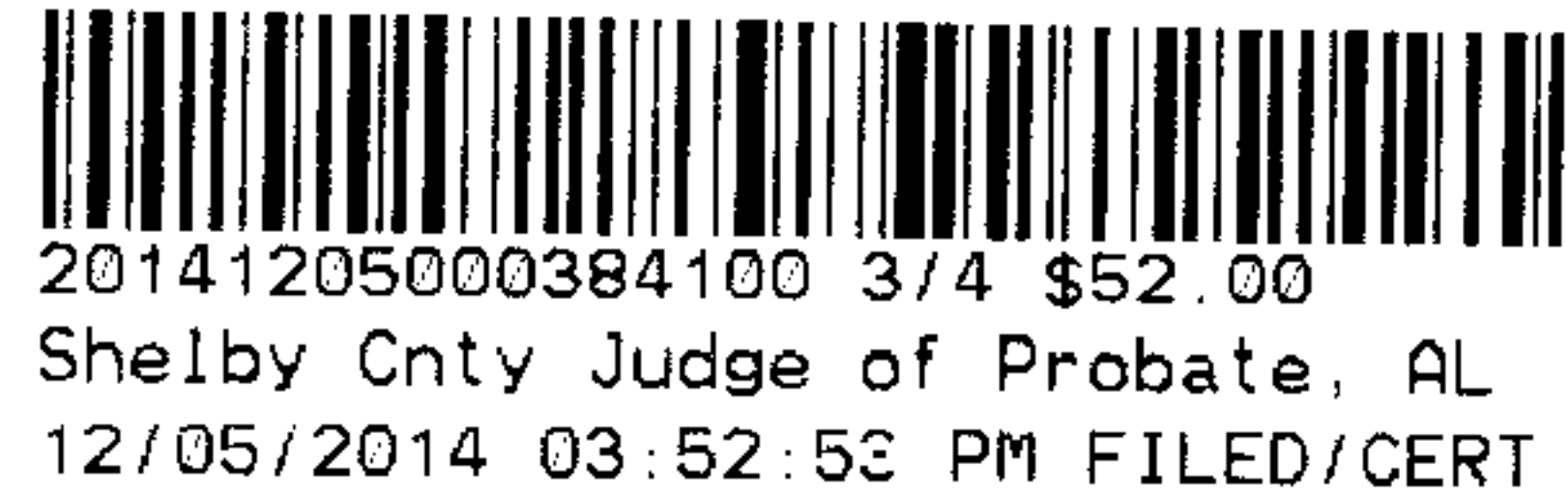
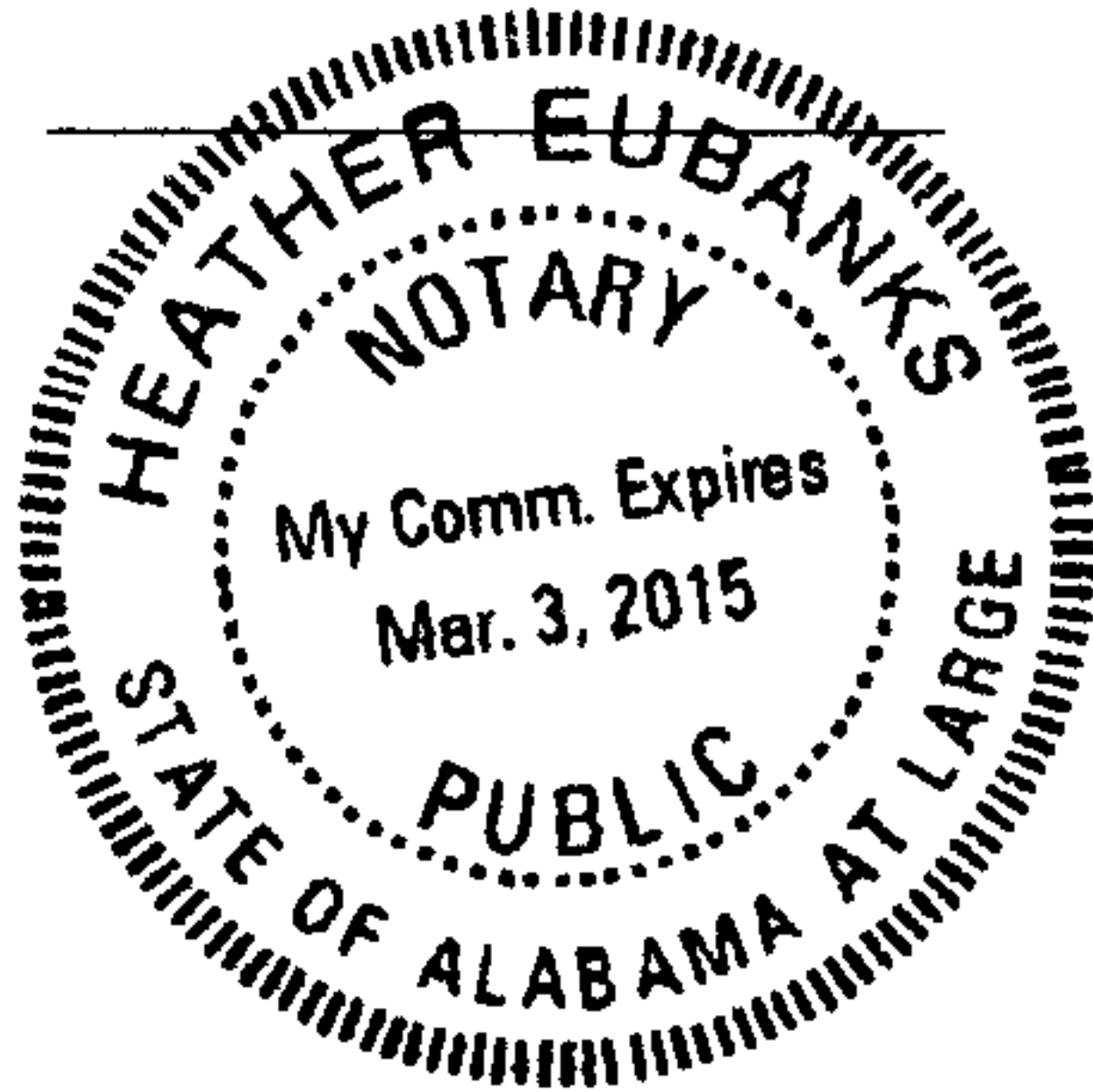
STATE OF ALABAMA )  
COUNTY of Jefferson )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alvin Hardaman, whose name 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.

Given under my hand and official seal this 22 day of November, 2014.

Heather Eubanks  
Notary Public

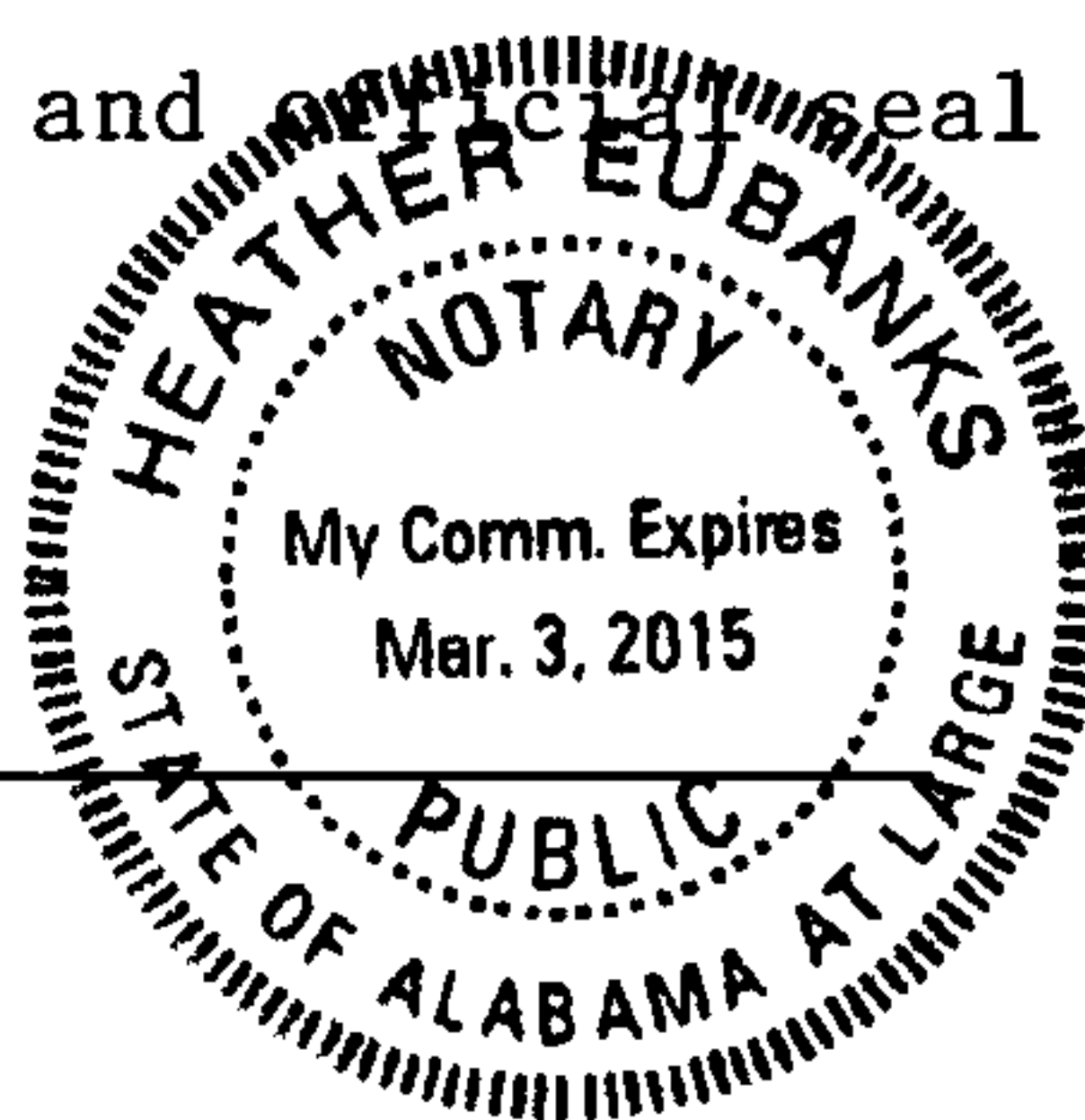
My Commission Expires: \_\_\_\_\_



STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Hardaman, whose name 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.

Given under my hand and official seal this 22 day of November, 2014



Heather Eubanks  
Notary Public

My Commission Expires: \_\_\_\_\_

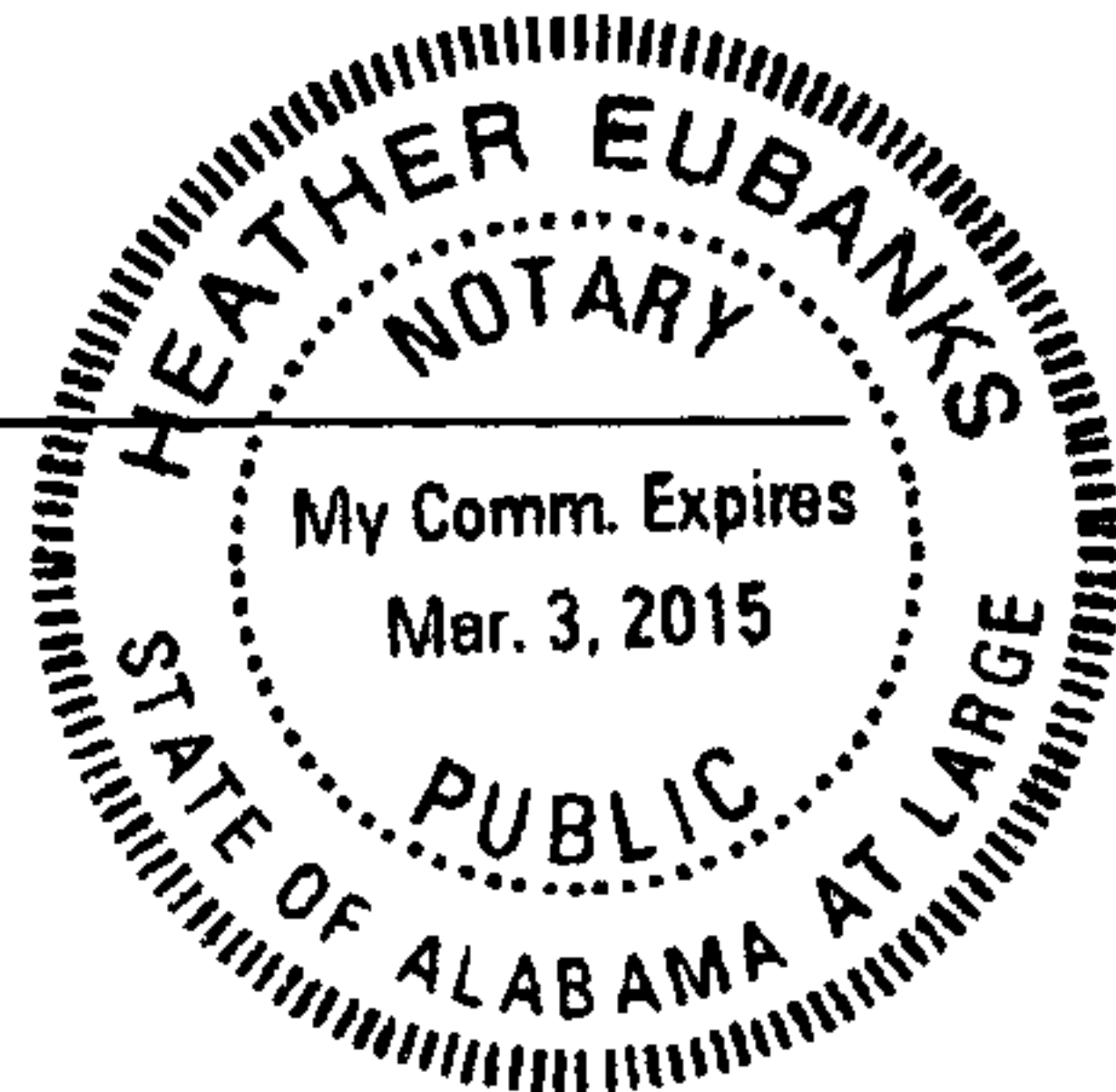
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Denise Majors, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of November, 2014.

Heather Eubanks  
Notary Public

My Commission Expires: \_\_\_\_\_



## Real Estate Sales Validation Form

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

Grantor's Name Alvin Hardaman

Grantee's Name Gary Horton

Mailing Address

108 38th Ave NE  
Centerville AL 35215

Mailing Address

422 Hwy 314  
Columbiana AL 35051

Property Address

Shelby, AL 35143

Date of Sale November 24, 2014

Total Purchase Price \$25,000.00

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 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 November 21, 2014

Unattested

AC  
(verified by)

Print

Sign

M. T. Alchison  
[Signature]  
(Grantor/Grantee/Owner/Agent) circle one