

re record to correct "ordr" recording

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

20141205000383840 1/2 \$42.00  
Shelby Cnty Judge of Probate, AL  
12/05/2014 02:48:27 PM FILED/CERT

Send Tax Notice to:  
Patrick David Neeley  
354 Kavis Drive  
Dadeville, AL 36853

**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, **Gary Horton, a married man**, grant, bargain, sell and convey unto **Patrick David Neeley**, 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.

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 GRANTOR, OR OF HIS 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 24th day of November, 2014.

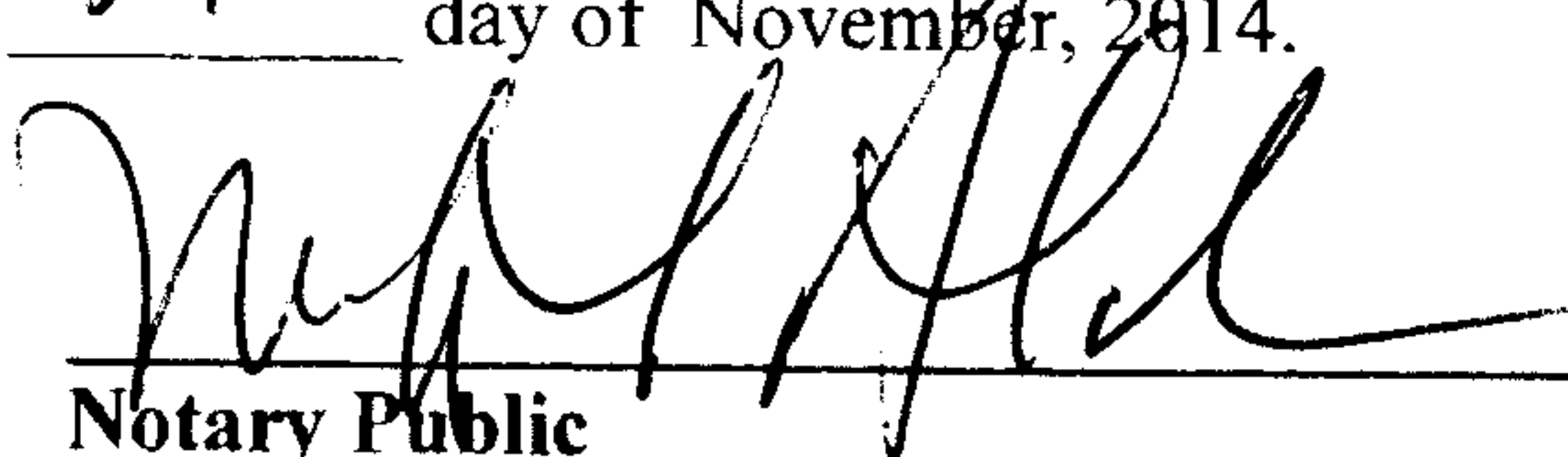
  
Gary Horton

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

STATE OF ALABAMA )  
COUNTY of Shelby )

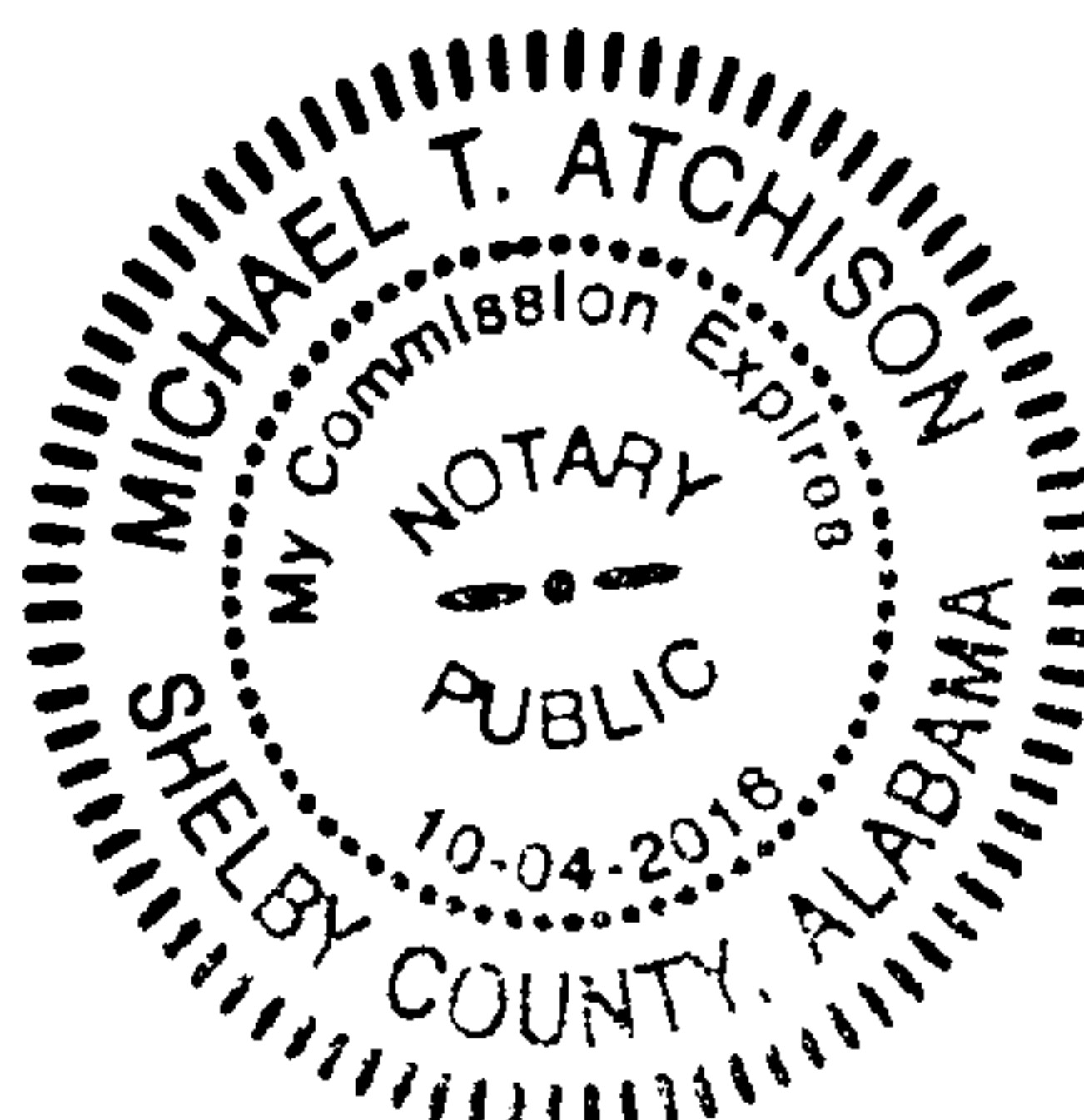
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Horton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same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

Given under my hand and official seal this 24th day of November, 2014.

  
Notary Public

My Commission Expires: 10/4/16

20150102000001550 1/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
01/02/2015 01:18:06 PM FILED/CERT





# Real Estate Sales Validation Form


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

Grantor's Name	Gary Horton	Grantee's Name	Patrick David Neeley
Mailing Address	<u>422 Hwy 314</u> <u>Columbia AL 35051</u>	Mailing Address	<u>334</u> <u>Kerr's Dr</u> <u>Doyleville AL 36853</u>
Property Address	<u>Shelby, AL 35143</u>	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

Print Mike T. Alchison

Unattested

AC  
(verified by)

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

  
20150102000001550 2/2 \$18.00  
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Form RT-1