


This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

  
20150427000136220 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/27/2015 01:08:36 PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 DOLLARS (\$5,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Joann Morris, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Samuel G. Horton and Gwendolyn F. Horton (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A portion of that certain lot or parcel of land lying and being in the Town of Columbiana, Alabama, and conveyed by J. H. Compton and wife to J. T. Barnett by deed dated Dec. 27, 1920, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 75, page 162, described as follows: Commencing at the SW corner of GRANTEE's property on the North side of Depot Street in the Town of Columbiana, Alabama, which is marked by an iron stob; run thence in an Easterly direction along the North side of Depot Street a distance of 93 feet to the Point of Beginning of the lot herein conveyed; thence run N 38 deg. E and parallel with the Western boundary line of GRANTEE's property a distance of 93 feet, more or less, to the SW boundary line of the R/W of the L & N RR; thence run in a Southeasterly direction along the Southerly boundary line of the R/W of said RR a distance of 192 feet, more or less, to the point of intersection of the SW boundary line of said RR R/W and the North side of Depot Street; run thence in a Westerly direction along the North side of Depot Street a distance of 111 feet, more or less, to the Point of Beginning and being a part of the W $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 26, Township 21 South, Range 1 West. LESS & EXCEPT any road rights of way of record.

GRANTOR intends by this deed to convey the property which is currently Tax Parcel # 21-7-26-1-001-026.000 and which was conveyed by deed recorded in Deed Book 313, Page 08, in the Probate Office of Shelby County, Alabama. GRANTOR is the surviving grantee named in said deed, the other grantee, David Morris, having died on February 15, 2013.


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon

Shelby County, AL 04/27/2015  
State of Alabama  
Deed Tax: \$5.00


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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27th day of April, 2015.

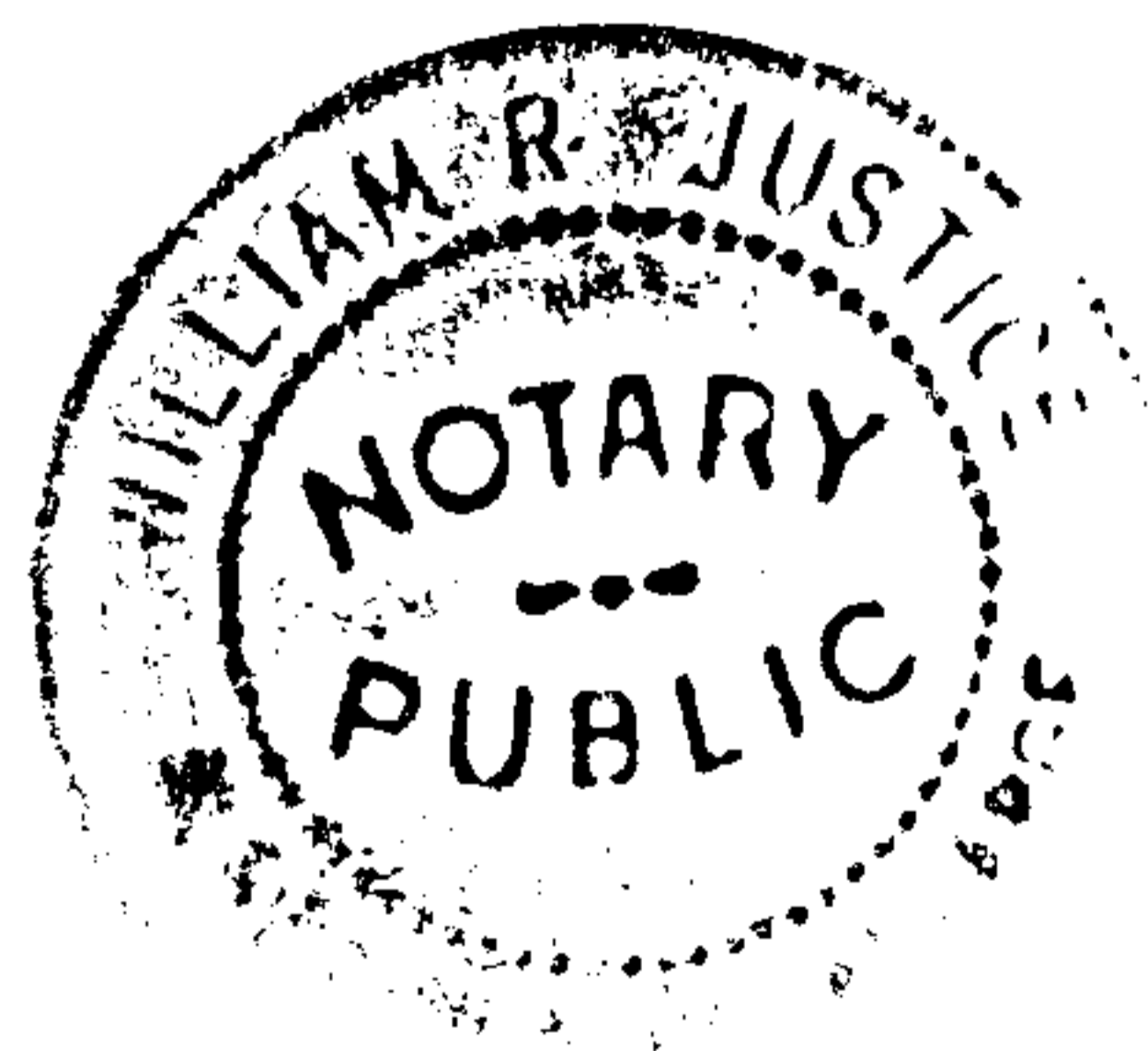
  
Joann Morris


STATE OF ALABAMA  
SHELBY COUNTY

  
20150427000136220 2/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/27/2015 01:08:36 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joann Morris, 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 27<sup>th</sup> day of April, 2015.



  
Notary Public

Real Estate Sales Validation Form

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

Gwendolyn

Grantor's Name Joann Morris
Mailing Address 19617 Hwy 145
Shelby, AL 35043

Grantee's Name Samuel G. Horton F. Horton
Mailing Address P.O. Box 563
Columbia, AL 35051

Property Address Depot Street
Columbia, AL

Date of Sale 4/27/15
Total Purchase Price \$ 5,000.00
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 (checked)
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 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 4/27/15

Print Joann Morris

Unattested

Sign Joann Morris (Grantor/Grantee/Owner/Agent) circle one



20150427000136220 3/3 \$25.00
Shelby Cnty Judge of Probate: AL
04/27/2015 01:08:36 PM FILED/CERT