

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

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

Send Tax Notice to:
Wayne Horton
201 Horton Lane Rd
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY THOUSAND DOLLARS and NO/00 (\$30,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Justin Wilhite, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Wayne Horton (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantors.

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 19th day of Aug, 2015.

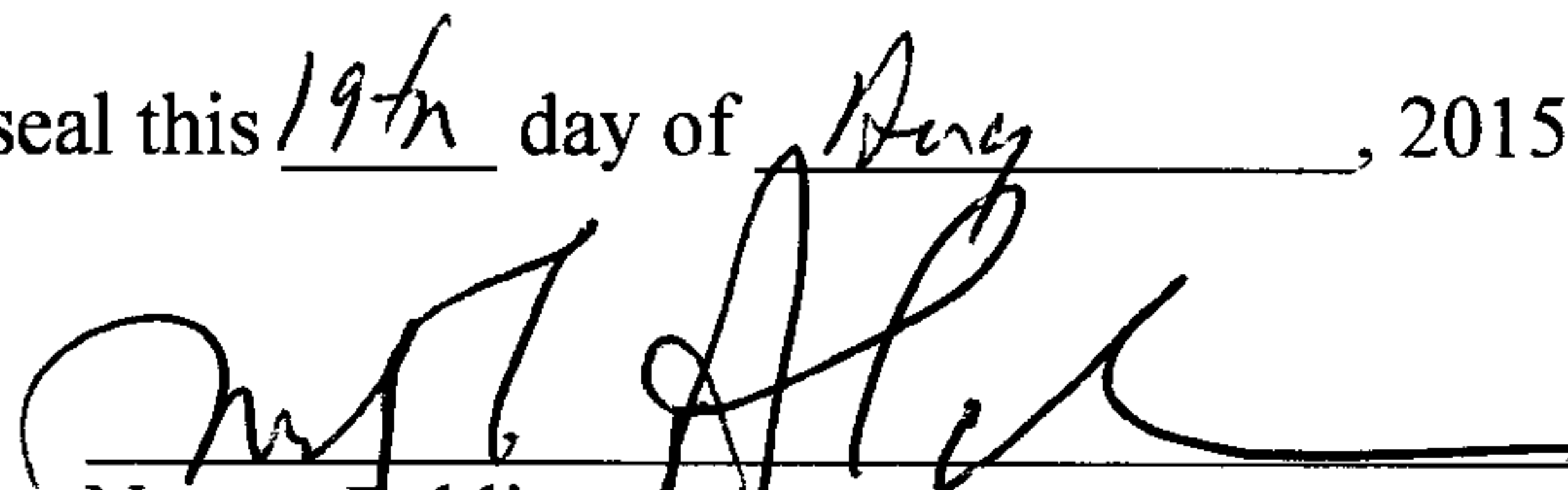

Justin Wilhite

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Justin Wilhite**, 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 19th day of Aug, 2015.


20150819000288320 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
08/19/2015 10:02:46 AM FILED/CERT


Notary Public
My Commission Expires: 10-4-16

Shelby County, AL 08/19/2015
State of Alabama
Deed Tax: \$30.00

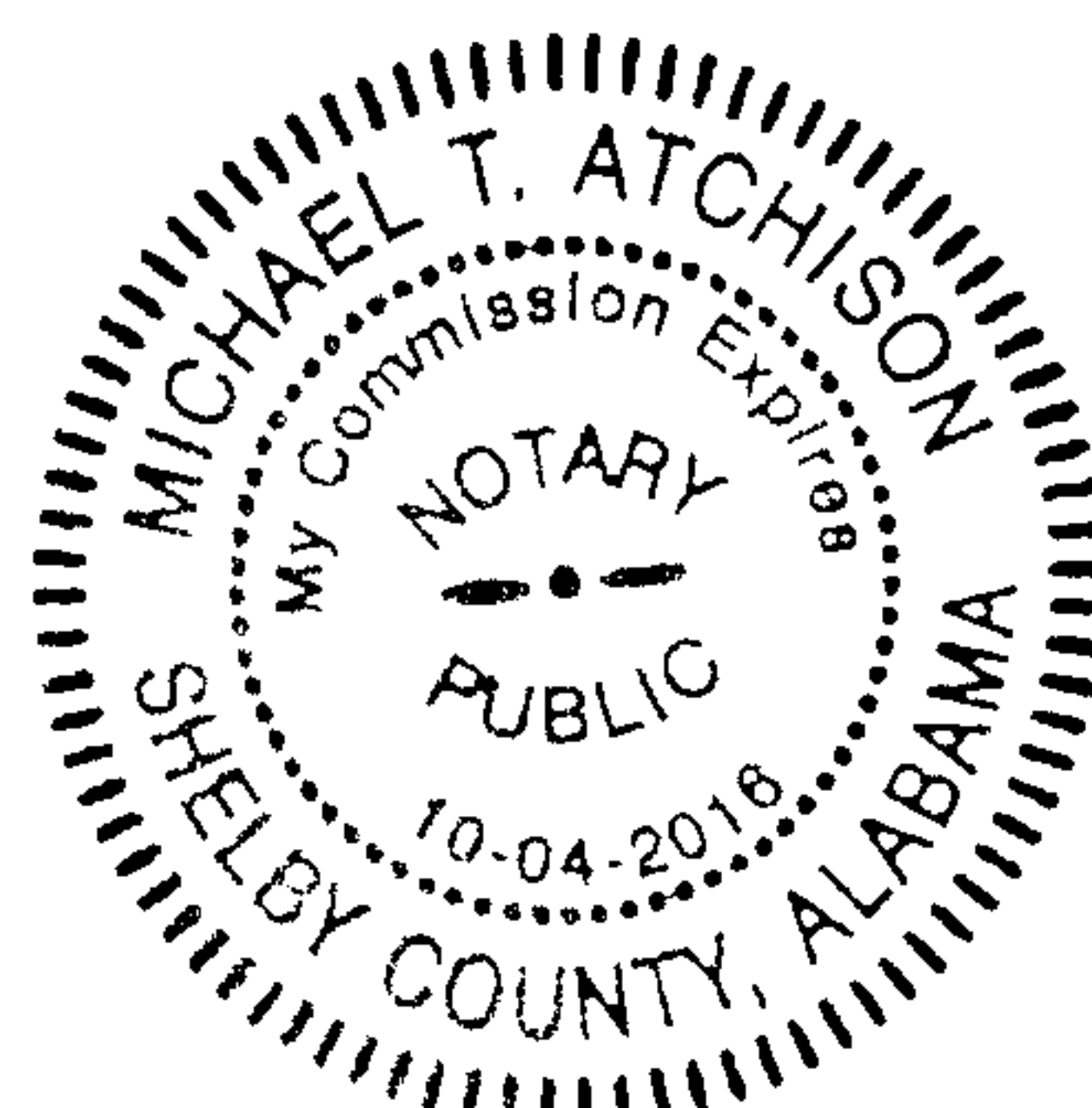
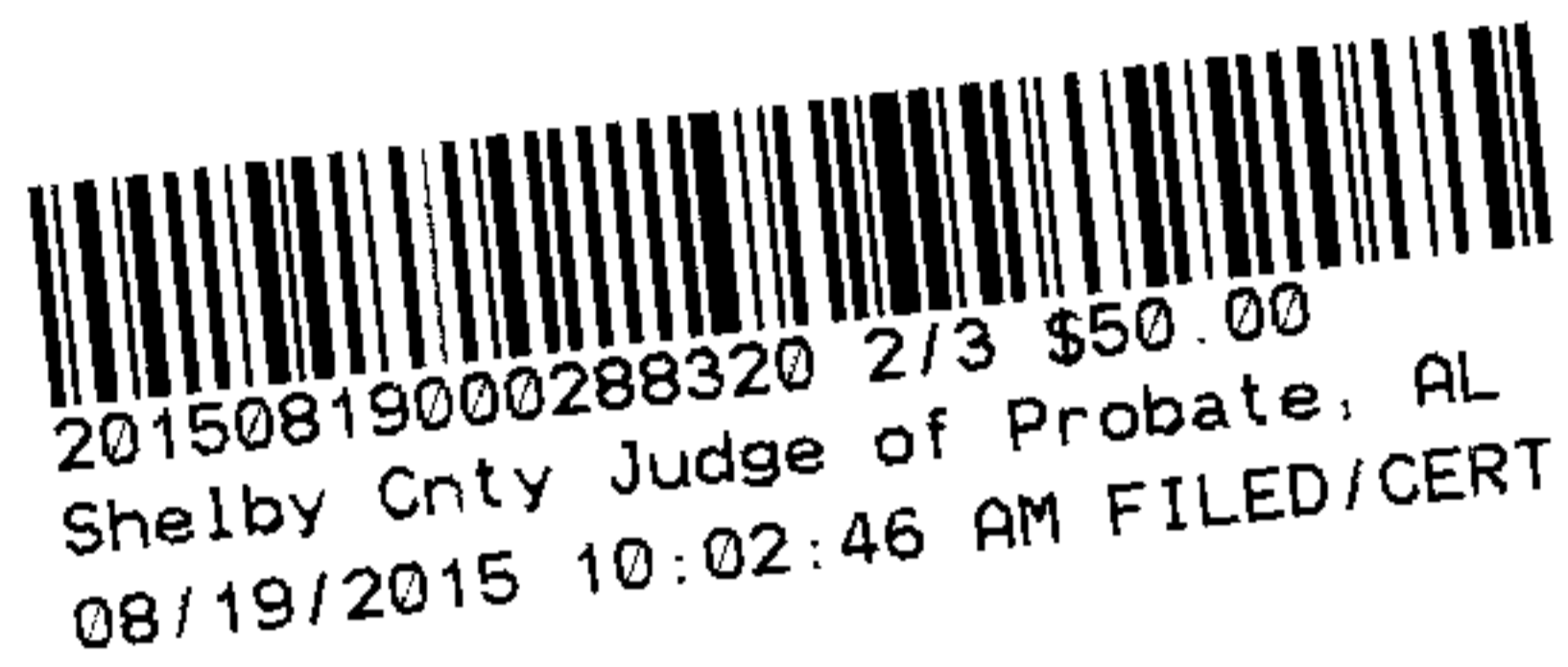


EXHIBIT A – LEGAL DESCRIPTION

Section 22, Township 22S, Range 1 W – Com SW cor E1342 to SW cor E1/2 W1/4 & POB N2305 E to E LN W1/2 S to SE Cor W1/2 to POB.

Commence at the SW corner of Section 22, Township 22 South, Range 1 West, and run East along the South line of said Section a distance of 1342 feet, more or less, to the SW corner of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of said Section and the point of beginning; thence turn left and run northerly a distance of 2305 feet along the West line of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of said Section; thence turn right and run East parallel with the South line of said Section to the East line of the W $\frac{1}{2}$ of said Section; thence turn right and run South along the East line of the W $\frac{1}{2}$ of said Section to the SE corner of the W $\frac{1}{2}$ of said Section; thence turn right and run West along the South line of said Section to the point of beginning.

ALSO, an easement for ingress, egress, and utilities over and across the old Shelby-Calera road leading from Shelby County Highway No. 42 south to the above described property.



Real Estate Sales Validation Form

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

Grantor's Name Justin W. White
Mailing Address 150 Hwy 97
Columbiana, AL 35057
Property Address _____

Grantee's Name Wayne Horton
Mailing Address 201 Horton Creek Rd
Calera AL 35040
Date of Sale 8-19-15
Total Purchase Price 30,000
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 8-19-15

Print M. L. T. Johnson

Unattested

Sign M. L. T. Johnson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20150819000288320 3/3 \$50.00
Shelby Cnty Judge of Probate, AL
08/19/2015 10:02:46 AM FILED/CERT

Form RT-1