

20151203000413070  
12/03/2015 12:49:11 PM  
QCDEED 1/4

This instrument was prepared by:  
Lauren Sonnier, Esq.  
Law Offices of Lauren Sonnier, PLLC  
(as scrivener only and without title examination)  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424

Send tax notice to:  
744 ROCKY RIDGE RD,  
COLUMBIANA, AL 35051

Return to:  
First American Title Insurance Company  
Attn: National Recording  
1100 Superior Avenue, Suite 200,  
Cleveland, OH 44114

**QUITCLAIM DEED TO PERFECT TITLE**

STATE OF ALABAMA  
COUNTY OF SHELBY

 HORTON  
50820238

FIRST AMERICAN ELS  
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, Gary Blake Horton A/K/A Blake Horton and Kristin Horton,, (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell, and convey unto Gary Blake Horton and Kristin Horton, Husband and wife, 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 herein referred to as grantee, whether one or more) the following-described real estate:

Real property in the unincorporated area of the County of SHELBY, State of ALABAMA, described as follows:

**BEING DESCRIBED IN A DEED DATED 11/12/1996 AND RECORDED 12/19/1996 IN INSTRUMENT 1996-41734 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 88 DEGREES 14 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE FOR 666.32 FEET; THENCE RUN SOUTH 00 DEGREES 01**



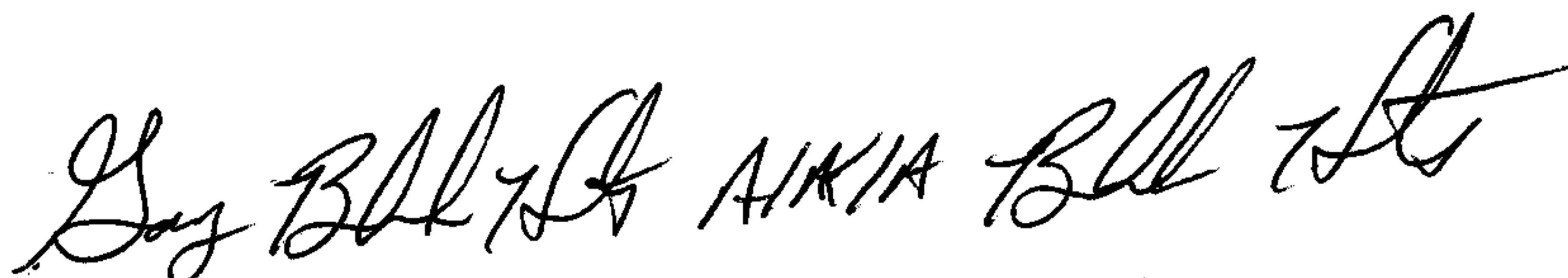
**MINUTES 22 SECONDS EAST FOR A DISTANCE OF 1020.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 71 DEGREES 19 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 296.33 FEET TO THE EAST RIGHT OF WAY OF A DIRT ROAD KNOWN AS ROCKY RIDGE ROAD; THENCE RUN NORTH 10 DEGREES 13 MINUTES 09 SECONDS WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 378.63 FEET TO THE POINT OF BEGINNING. THENCE RUN NORTH 88 DEGREES 20 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 348.50 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.**

**Being all of that certain property conveyed to BLAKE HORTON AND KRISTIN HORTON from FANNIE MAE A/KA FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA BY MCCALLA RAYMER LLC, by deed dated 08/03/2011 and recorded 08/10/2011 IN 20110810000235160 of official records.**  
Fair Market Value: \$136,000.00

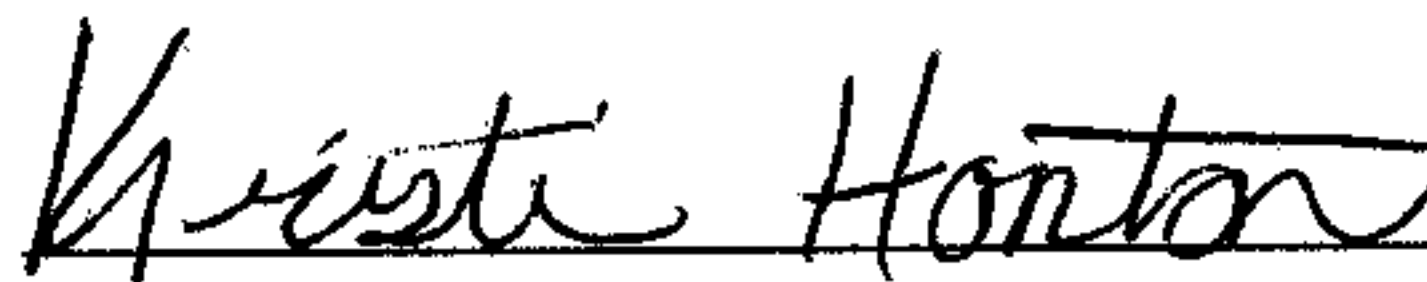
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20 day of November, 2015.



Gary Blake Horton A/K/A Blake Horton



Kristin Horton

Grantor/Grantee Address: 744 Rocky Ridge Rd, Columbiana, AL 35051



STATE OF ALABAMA

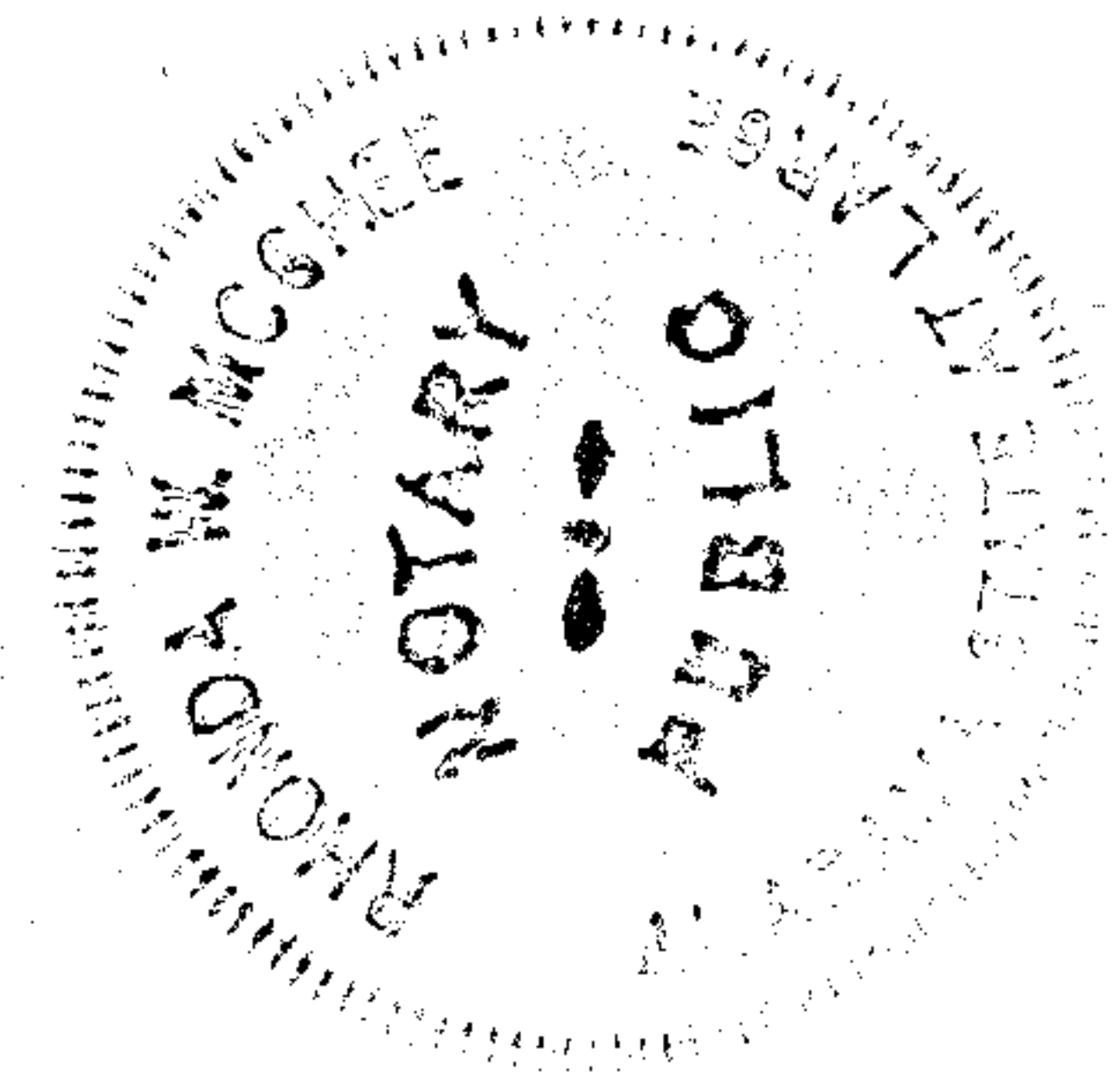
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Gary Blake 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/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 20 day of November, 2015.

Rhonda W. McGhee  
Print Name: Rhonda W. McGhee

Commission Expires: 7-10-16



STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kristin 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/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 20 day of November, 2015.

Rhonda W. McGhee  
Print Name: Rhonda W. McGhee

Commission Expires: 7-10-16





## 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 Blake Horton aka Blake Horton & Kristin Horton Grantee's Name Gary Blake Horton & Kristin Horton  
Mailing Address 744 Rocky Ridge Road Mailing Address 744 Rocky Ridge Road  
Columbiana, AL 35051 Columbiana, AL 35051

Property Address 744 Rocky Ridge Road  
Columbiana, AL 35051

Date of Sale 8/2011

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 136,000

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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



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/03/2015 12:49:11 PM  
\$24.00 CHERRY  
20151203000413070

*[Signature]*

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 11/20/2015

Print Gary Blake Horton & Kristin Horton

Sign Gary Blake Horton & Kristin Horton

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)