

**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:  
**Michael R. Horton**  
1431 Old Hwy 25 West  
Columbiana, AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Four Thousand Three Hundred Fifty Nine Dollars and 84/100 (\$4,359.84)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Zen Properties, LLC** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Michael R. 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, 2016.
2. Easements, restrictions, rights of way, and permits of record.

**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 13th day of May, 2016.

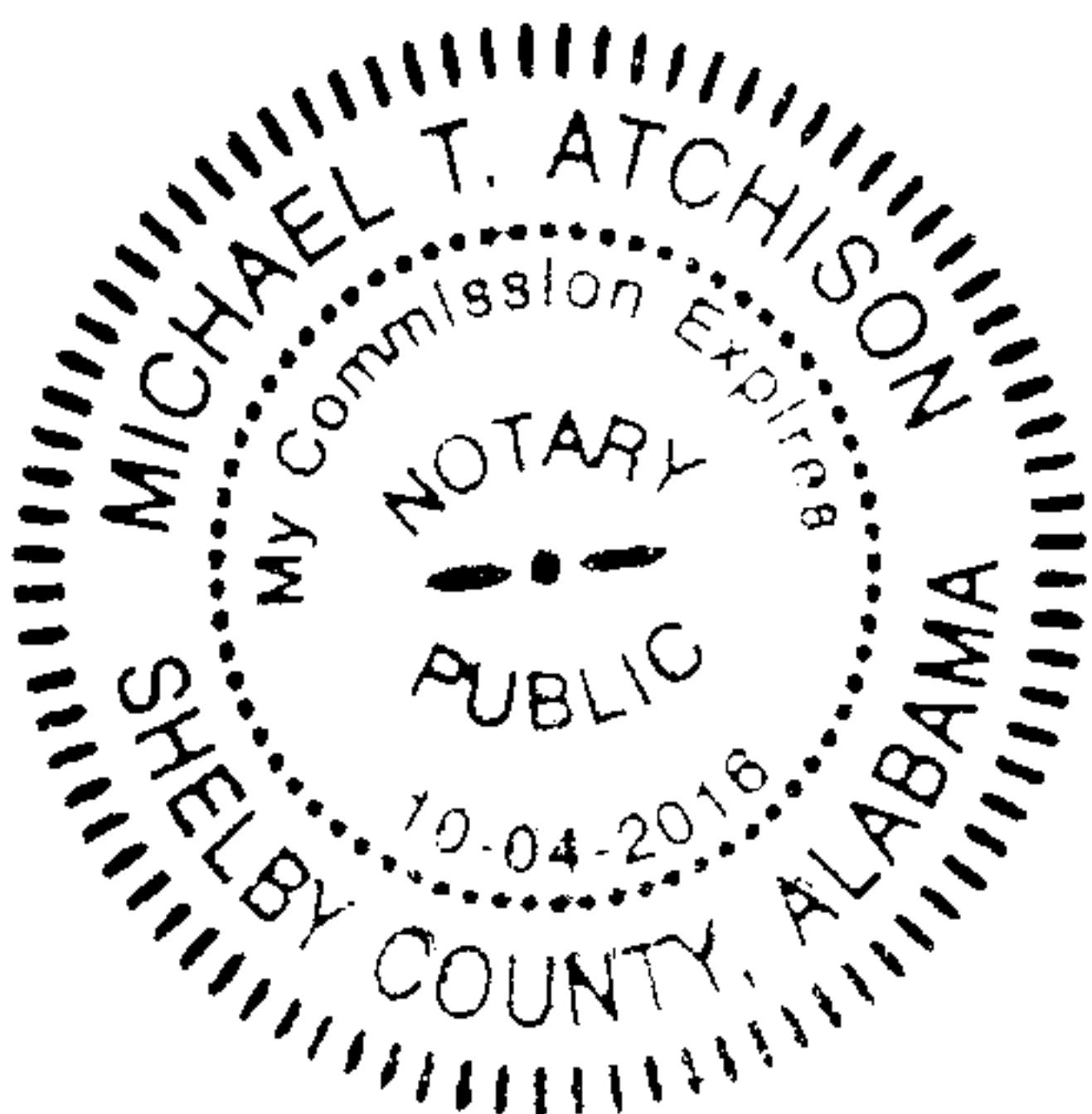
  
**Zen Properties, LLC**  
**By: Richard Williams**  
**As: Managing Member**


Shelby County, AL 05/18/2016  
State of Alabama  
Deed Tax: \$4.50


**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Richard Williams as Managing Member of Zen Properties, LLC**, 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 13th day of May, 2016.



  
Notary Public  
My Commission Expires: 10-4-16

  
20160518000170060 1/3 \$24.50  
Shelby Cnty Judge of Probate, AL  
05/18/2016 02:36:30 PM FILED/CERT

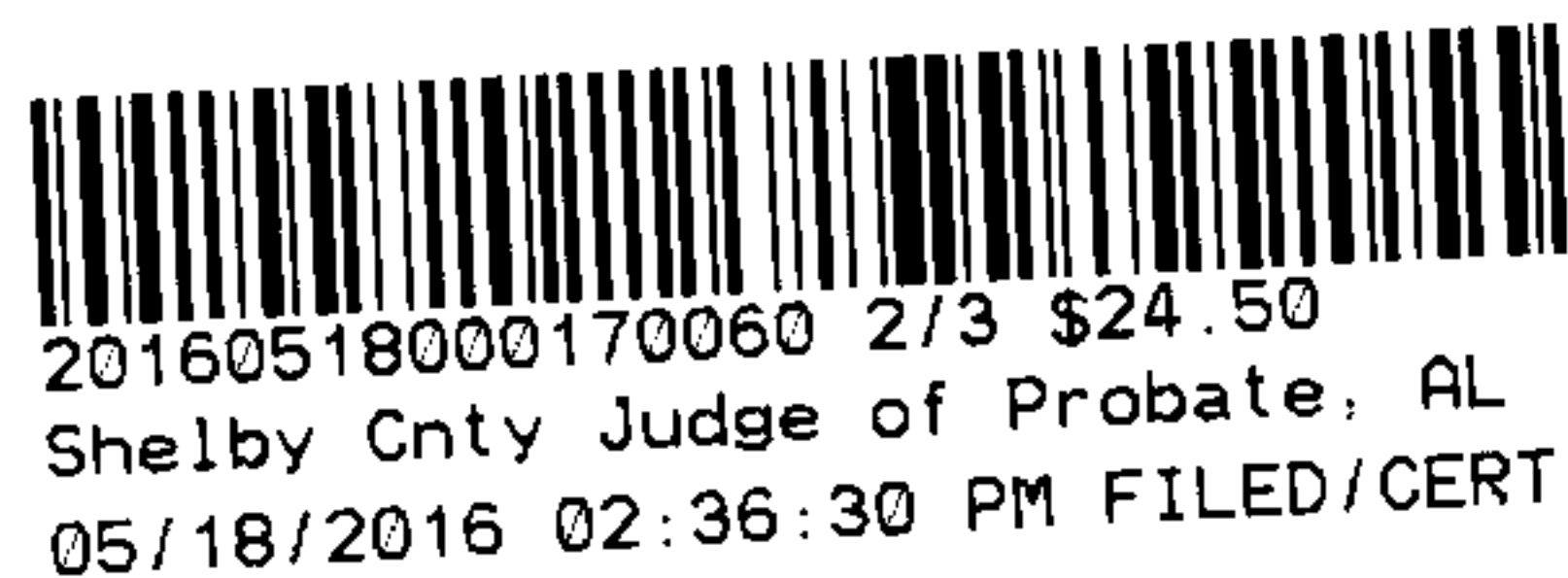
**Legal Description**

***Parcel 582108341001041000***

***Legal Description BEG @ E LN OF NE ¼ & S R/W OF ST HWY 25 TH  
W ALG R/W 582.7' TO POB W ALG R/W 420' S 370' (S) TH E 420'  
TH N 390' TO POB***

***A part of the NE ¼ of Section 34, Township 21 South, Range 1 West,  
describe as follows:***

***Commence at the Southeast corner of NE ¼ of NE ¼ of Section 34, and  
run in a Northerly direction along East line of said forty to its  
intersection with South boundary of right of way of Highway No. 25;  
run thence in a Westerly direction along said Highway right of way 1000  
feet for point of beginning of lot herein described, said point being the  
Northeast corner of the L.D. Hand lot; run thence in a Southerly  
direction along the East boundary of the Hand lot and its continuation,  
420 feet; run thence in an Easterly direction, parallel with said Highway  
420 feet, run thence in a Northerly direction and parallel with West  
boundary of said lot 420 feet, more or less, to South right of way of said  
Highway No. 25; run thence in a Westerly direction along said Highway  
right of way 420 feet to the point of beginning; being situated in Shelby  
County, Alabama.***





Real Estate Sales Validation Form

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

Grantor's Name Zen Prop LLC  
Mailing Address PO Box 441  
Columbiana AL  
35057

Grantee's Name Michael R. Hartman  
Mailing Address 1431 Old Hwy 25  
Columbiana, AL 35057

Property Address \_\_\_\_\_  
1431 Old Hwy 25  
Columbiana AL

Date of Sale 5-13-16  
Total Purchase Price \$ 4359.84  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 12 May 16  
☐ Unattested \_\_\_\_\_  
(verified by)

Print Michael R. Hartman  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one