

20160614000205410 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
06/14/2016 11:49:55 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

File # 16-2885

Source of Title:
Deed Book 1998, Page 6041

**JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

WARRANTY DEED

PREPARED WITHOUT BENEFIT OF SURVEY
OR TITLE EXAMINATION

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to her in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **SUZANNE LEE HUNT, a single woman** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **DEVON W. HORTON AND CHASITY J. HORTON** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby, Shelby County, Alabama, to-wit:

Lot 328, according to the survey of Alabama Power Company Recreational Cottage Site Sector 3 as recorded in Map Book 22, Pages 51 A-C in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to all easements, restrictions, rights of way and other matters of record in the Probate Office of Tuscaloosa County, Alabama and the following:


1. **Any lien or charge for general or special taxes or assessments not yet delinquent.**
2. **Mineral, mining, oil and gas and related rights and privileges not owned by the Grantor, if any.**
3. **Encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the property.**
4. **Riparian and littoral rights of third parties, if any, and any right, title or interest of the State of Alabama with respect to any stream on the Property, if any.**
5. **Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.**
6. **Easements, covenants, reservations, conditions and restrictions of record.**
7. **Utility easements and facilities serving the Property, whether of record or not.**

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons. This Deed is being filed with a Purchase Money Mortgage simultaneously.

Shelby County, AL 06/14/2016
State of Alabama
Deed Tax: \$18.00

In Witness Whereof, the said Grantor has set her hand and seal this 9th day of June, 2016.



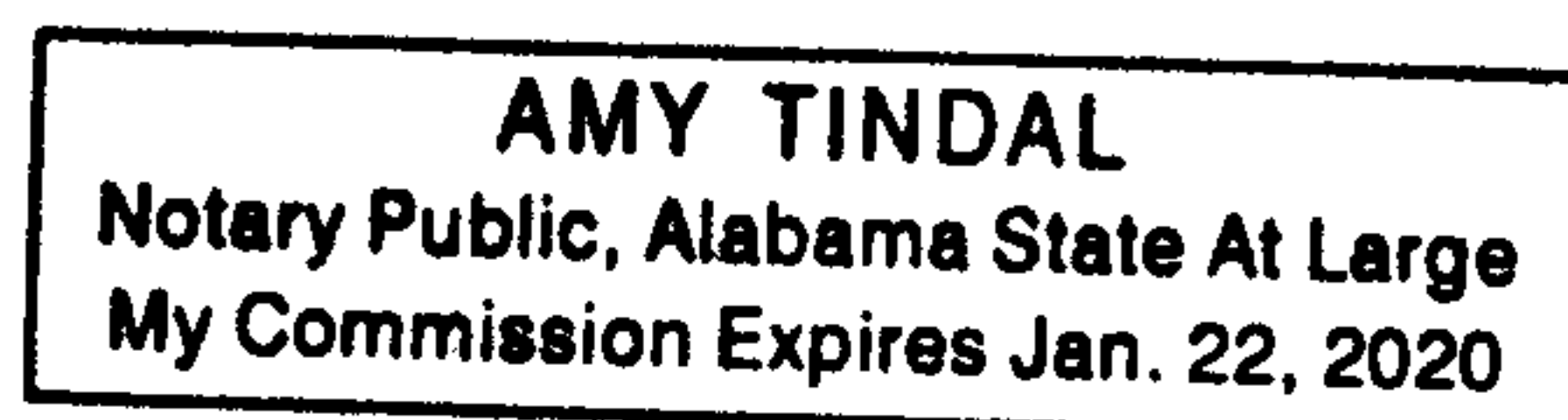
Suzanne Lee Hunt

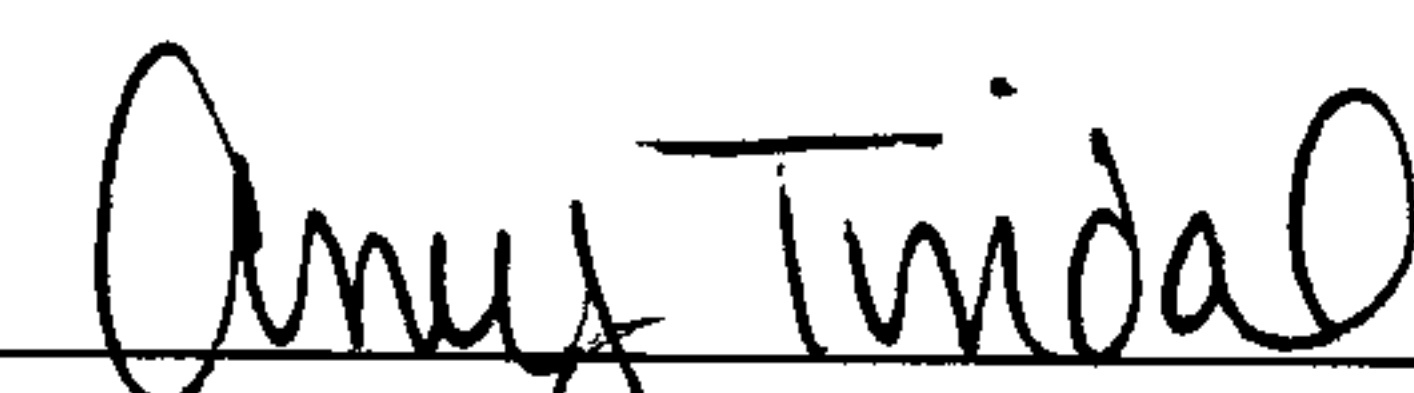
STATE OF ALABAMA

COUNTY OF Tuscaloosa

I, the undersigned notary public, in and for said county and state, hereby certify that **Suzanne Lee Hunt**, 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 seal this 9th day of June, 2016.





Notary Public
My commission expires 1-22-2020



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THIS INSTRUMENT PREPARED BY:

Robert S. Plott
2135 University Blvd, Suite B
Tuscaloosa, AL 35401
Telephone: 205-657-3302

Real Estate Sales Validation Form

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

Grantor's Name Susan Hunt
Mailing Address 78 Mostellers Circle
Shelby, AL 35143

Grantee's Name Devon W Horton &
Mailing Address Chasity J. Horton n/w
78 Mostellers Circle
Shelby, Alabama
35143

Property Address 78 Mostellers Circle
Shelby, AL 35143

Date of Sale 6-9-16
Total Purchase Price \$ 180,000

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 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 6-9-2016

Print Amy Tindal

Sign Amy Tindal

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1