

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

20160824000305710 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/24/2016 09:52:01 AM FILED/CERT

Send Tax Notice to:
Jackie Glass
3448 County Road 113
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWELVE THOUSAND DOLLARS and NO/100 (\$12,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Fred Wayne Horton, a married man** grant, bargain, sell and convey unto **Jackie Glass** the following described real estate, situated in: Shelby County, Alabama, to-wit:

Commence at the SE corner of the NW ¼ of the SW ¼ of Section 6, Township 22 South, Range 2 West; thence run Northwardly along the East line of said ¼ -1/4 for a distance of 211.40 feet to the North right of way line of Shelby County Highway Number 22; thence turn an angle to the left of 125 degrees 23 minutes 03 seconds and run along said highway right of way a distance of 90.45 feet; thence turn an angle to the right of 90 degrees for a distance of 332.88 feet; thence turn an angle to the left of 90 degrees for a distance of 350.56 feet for the point of beginning; thence turn an angle to the left of 92 degrees 18 minutes 42 seconds for a distance of 164.20 feet; thence turn an angle to the right of 29 degrees 39 minutes 30 seconds for a distance of 109.61 feet, more or less, to the North right of way line of said Highway Number 22; thence turn an angle to the right and run along the arc of a curve to the right having a radius of 680.03 feet and a central angle of 35 degrees 31 minutes 08 seconds for a distance as measured along said arc of 421.56 feet; thence leaving said right of way turn right an angle so as to run Northeasterly to the point of beginning, said line being 289.02 feet in length and a straight line continuation of the 350.56 feet line described above.

Subject to taxes for 2016 and subsequent years, restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to all statutory rights of redemption of those parties entitled to redeem under foreclosure deed dated June 12, 2016, and recorded in Instrument #20160614000205050, in Probate Office.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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.

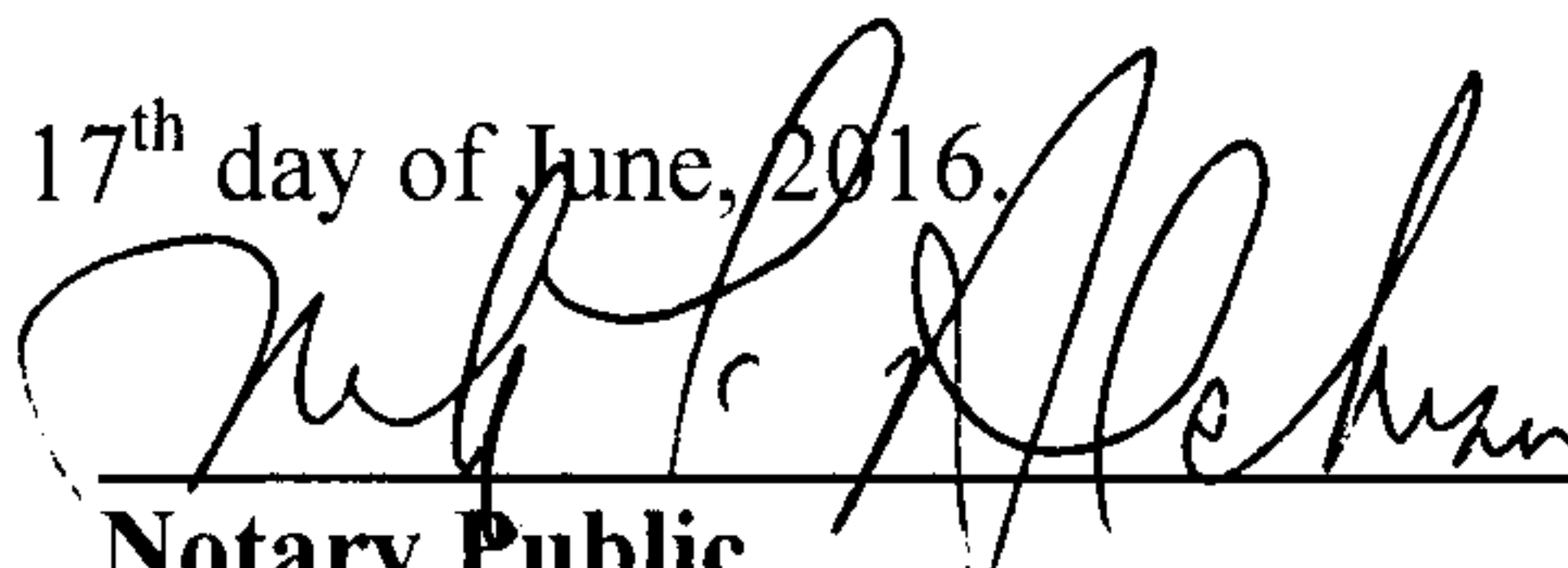
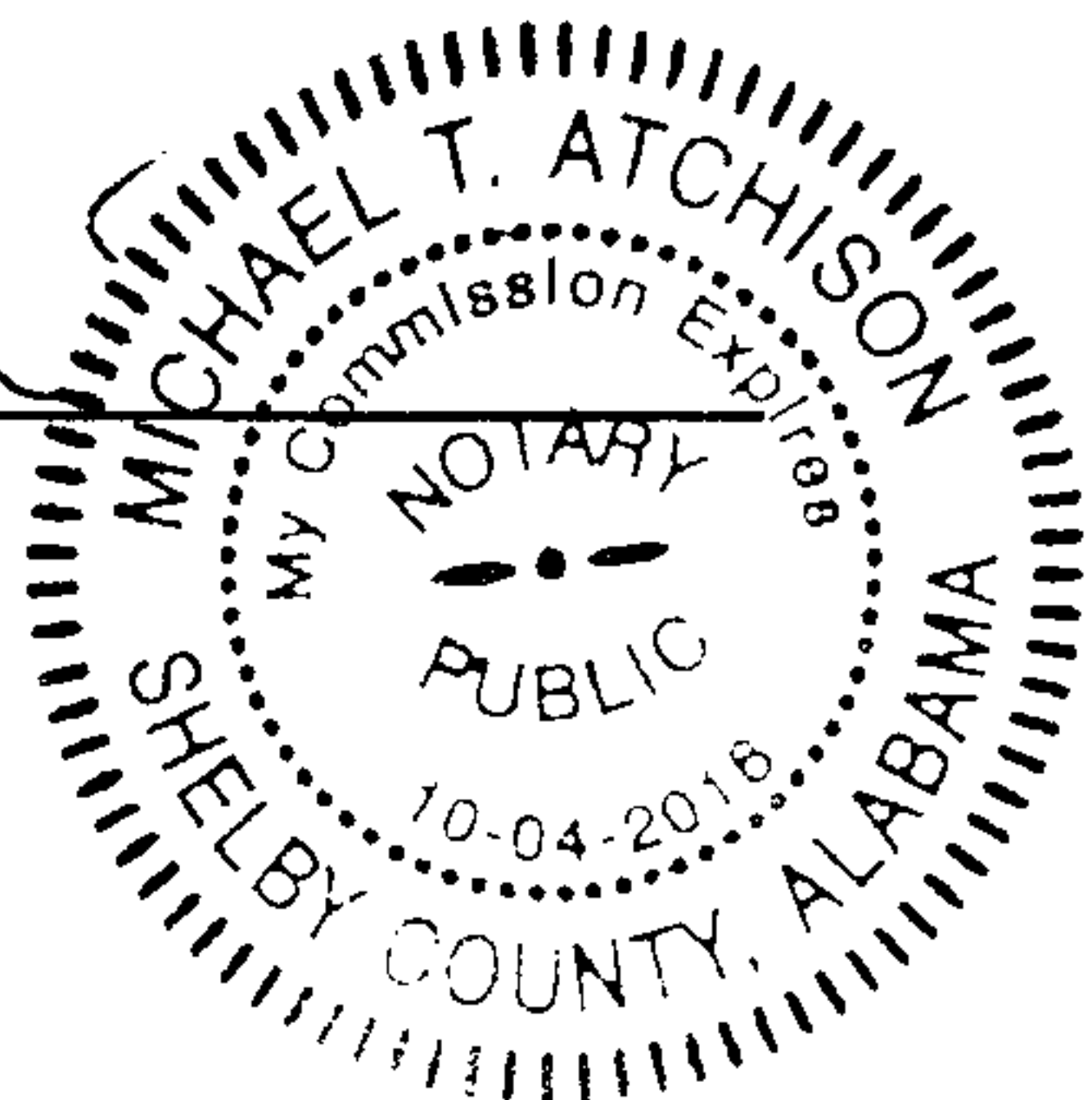
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of June, 2016.


Fred Wayne Horton

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2016.


Notary Public


My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Fred Wayne Horton Grantee's Name Tamie Glass
Mailing Address 201 Horton Ave Mailing Address 3448 Cord Rd
Calera AL 35040 Montevallo AL 35115
Property Address Appraiser Date of Sale 17 June 17
July 22 Total Purchase Price \$ 12,000
Montevallo AL 35115 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 17 June 16 Print Fred Wayne Horton
Unattested _____ Sign Fred Wayne Horton
(verified by) (Grantor/Grantee/Owner/Agent) circle one

