

THIS INSTRUMENT PREPARED BY:
Jim Pino, Attorney at Law
JIM PINO & ASSOCIATES, P.C.
363 Canyon Park Drive Pelham AL 35214
Telephone: 205/663-1581

SEND TAX NOTICE TO:
Dal Haltiwanger
14090 Hwy. 61, Wilsonville AL 35186

TAX VALUE: \$ _____


THE PREPARER OF THIS STATUTORY WARRANTY DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE WORK OF THE SURVEYOR FROM WHICH THIS LEGAL DESCRIPTION IS TAKEN. NO REPRESENTATIONS WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)


20170420000134820 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
04/20/2017 12:02:50 PM FILED/CERT

That in consideration of the sum of \$49,000.00 and other good and valuable consideration to the undersigned grantors (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Preston J. Horton** and wife, **Nicole B. Horton**, (herein referred to as Grantors), hereby grant, bargain, sell and convey unto **Dal Haltiwanger**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of the Section 3, Township 22 South, Range 1 West; thence run South along the along the West line of Section 3 for 901.77' to a point on the North R/W of Gould Road; thence turn an angle to the left of 71° 08' 47" to the tangent of a curve to the left having a central angle of 08° 55' 47" and a radius of 937.52'; thence run along the arc of said curve along the North R/W for 146.12'; thence run along the tangent if extended to said curve along the North R/W for 215.73'; thence turn an angle to the left of 94° 19' 03" and run in a Northeast direction for 977.52' to a point on the North line of the SW 1/4 of the NW 1/4; thence turn an angle to the left of 95° 18' 11" run West along the North line of the SW 1/4 of the NW 1/4 for 449.39' to the point of beginning. Contains 8.7184 Acres

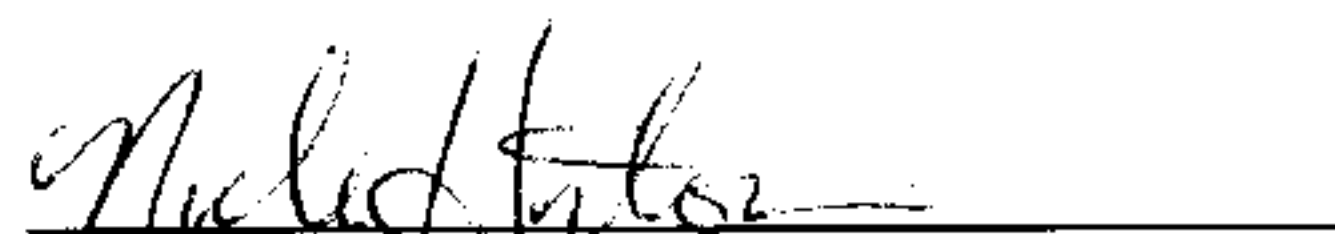
TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise stated above, that we have a good right to sell and convey the same as aforesaid, that we will, and our heirs, executors and administrators shall warrant and defend same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this the 20 day of APRIL, 2017.

Shelby County, AL 04/20/2017
State of Alabama
Deed Tax: \$49.00


Preston Horton


Nicole Horton

STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

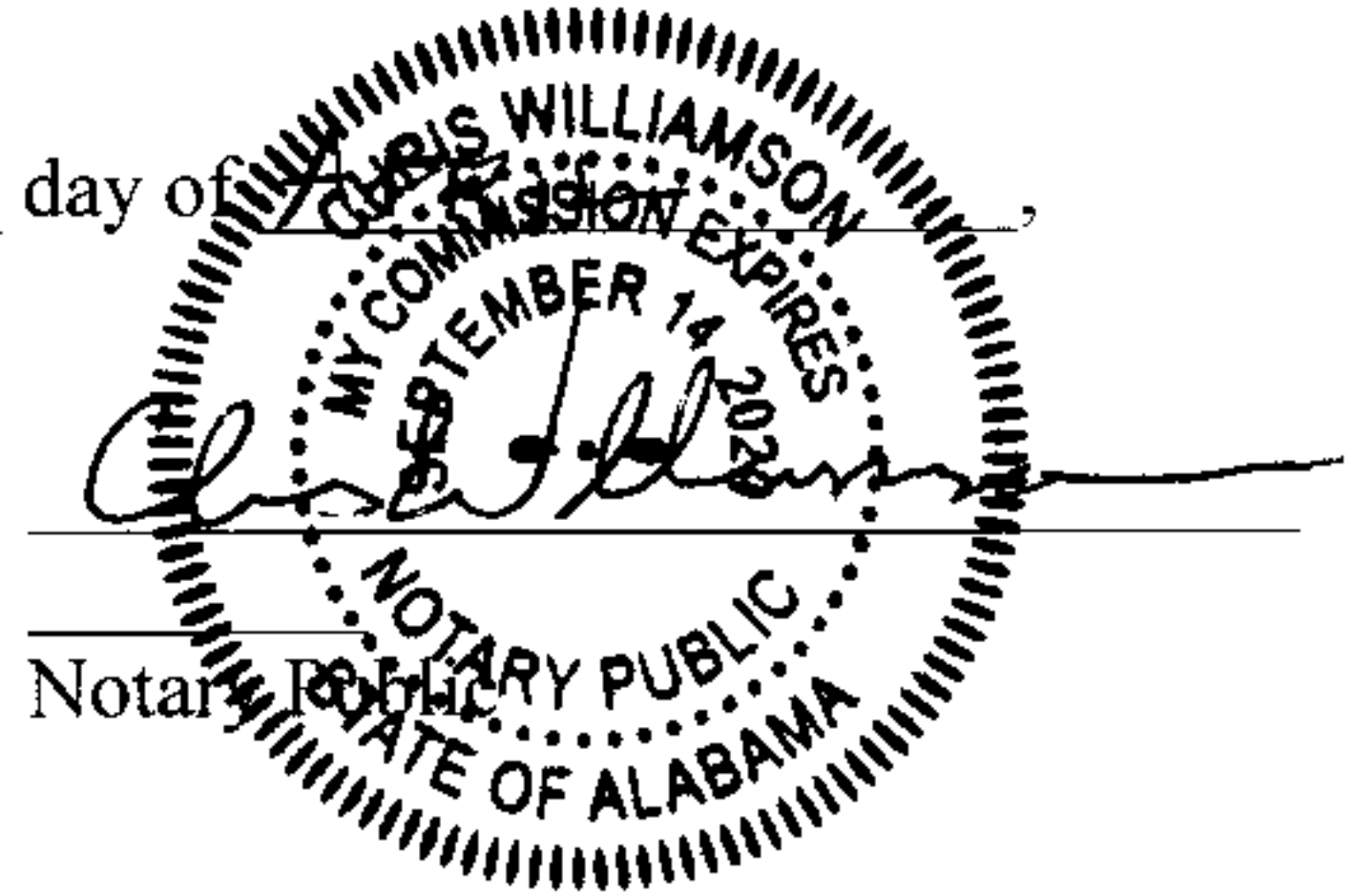
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Preston J. Horton and wife, Nicole B. Horton, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of _____, 2017.

9/14/20

My Commission Expires



20170420000134820 2/3 \$70.00
Shelby Cnty Judge of Probate, AL
04/20/2017 12:02:50 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Preston Horton
Mailing Address 14090 Hwy 61
Wilsonville 35866

Grantee's Name Dal Hattinanger
Mailing Address 4510 Lake Valley Dr
Hoover 35244

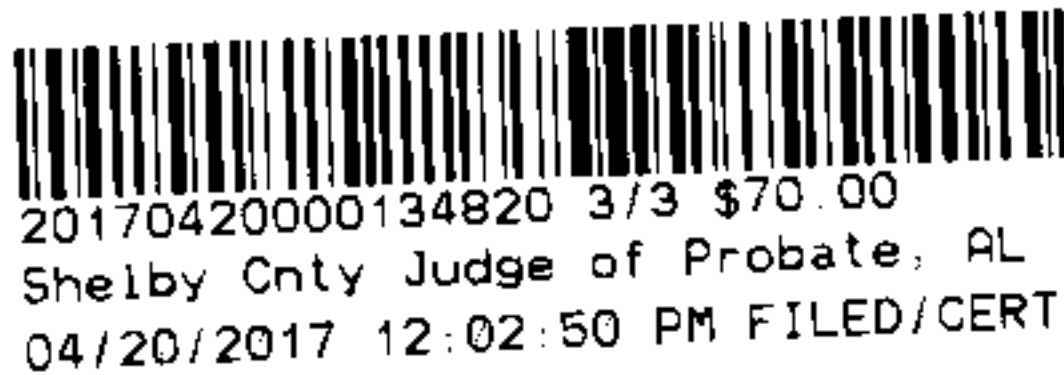
Property Address 727 Gould Rd
Columbiana AL 35051

Date of Sale 4-20-17

Total Purchase Price \$ 49,000

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 4-20-17

Print DAL HATTINANGER

Sign Dal Hattinanger

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1