

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Joe N. Horsley
28 Yellowleaf Cir
Chelsea AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

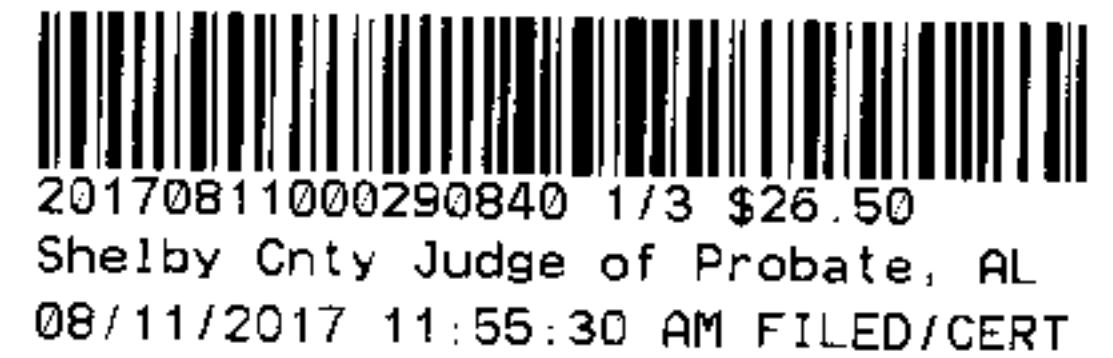
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$5,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Joe N. Horsley, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Joe N. Horsley and Timma J. Horsley** (herein referred to as **Grantees**), 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, 2017.
2. Easements, restrictions, rights of way, and permits of record.

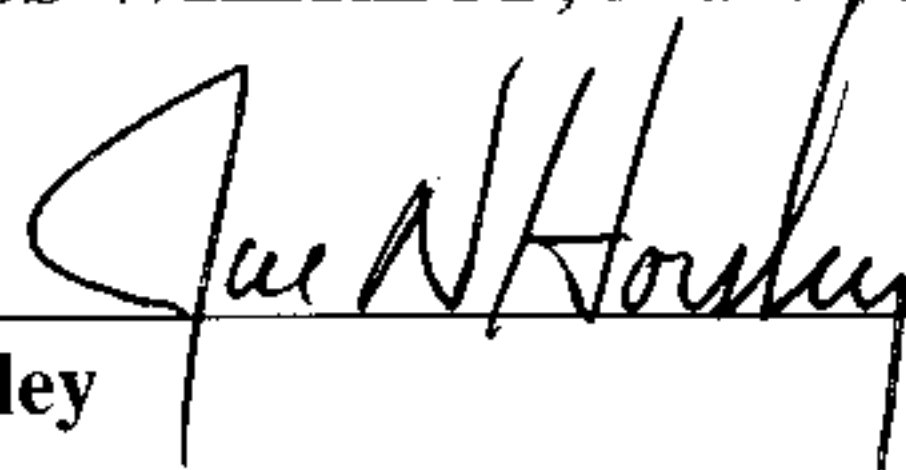


No part of the homestead of the Grantor herein.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 8th day of August, 2017.



Joe N. Horsley

Shelby County, AL 08/11/2017
State of Alabama
Deed Tax: \$5.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Joe N. Horsley**, 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 8th day of August, 2017.



Notary Public
My Commission Expires: 9/22/2020

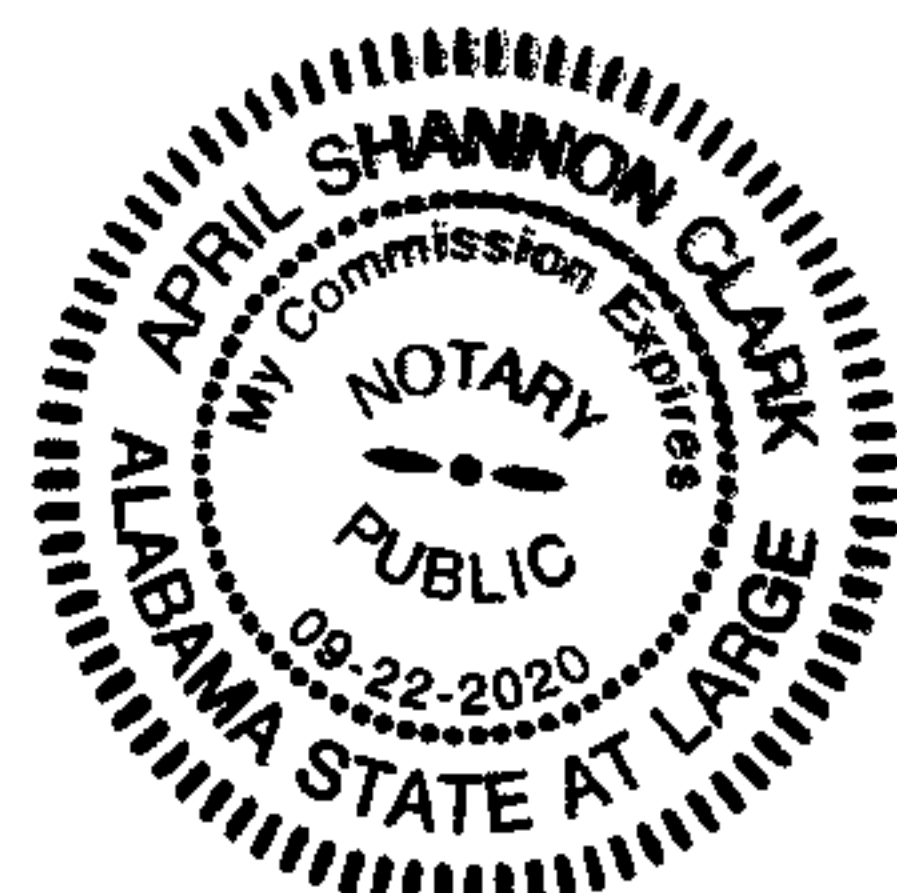


EXHIBIT A – LEGAL DESCRIPTION

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 38 minutes 30 seconds West along the North boundary line of said Section 30, Township 19 South, Range 1 East, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 428.88 feet to the point of beginning; thence continuing South along said line, a distance of 200.00 feet; thence South 89 degrees 58 minutes 56 seconds West, a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 200.00 feet; thence North 89 degrees 58 minutes 56 seconds East a distance of 150.00 feet to the point of beginning.

A 50-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East; thence North 89 degrees 38 minutes 30 seconds West, a distance of 1330.88 feet; thence South 0 degrees 01 minute 04 seconds East, a distance of 628.88 feet; thence South 89 degrees 58 minutes 56 seconds West a distance of 150.00 feet; thence North 0 degrees 01 minute 04 seconds West, a distance of 28.64 feet to the point of beginning of the center line of a 50 foot wide easement for ingress, egress and utilities; thence South 68 degrees 32 minutes 39 seconds West a distance of 99.64 feet; thence South 22 degrees 34 minutes 49 seconds West, a distance of 129.93; thence South 47 degrees 03 minutes 26 seconds West, a distance of 116.43 feet; thence South 72 degrees 07 minutes 02 seconds West a distance of 157.88 feet; thence North 82 degrees 08 minutes 08 seconds West, a distance of 109.99 feet; thence South 1 degree 08 minutes 40 seconds West a distance of 381.60 feet to the North right of way line of Shelby County Road No. 280 and the point of ending .



20170811000290840 2/3 \$26.50
Shelby Cnty Judge of Probate, AL
08/11/2017 11:55:30 AM 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 Joe N. Horsley
Mailing Address 28 Yellowleaf Cir
Chelsea AL 35043

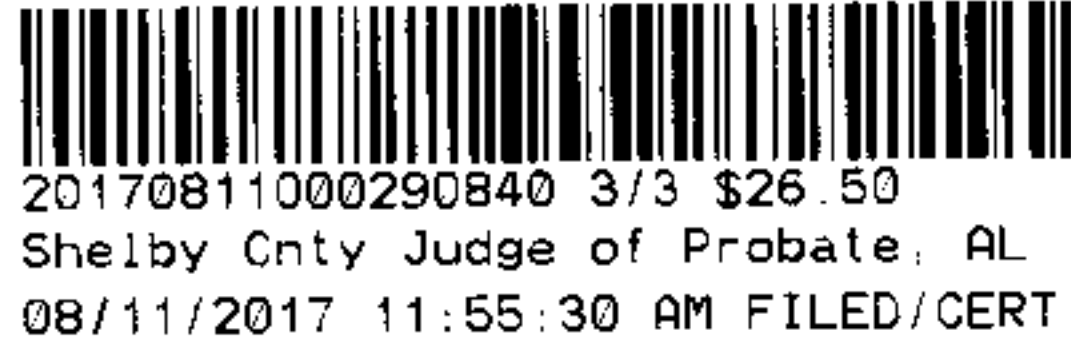
Grantee's Name Joe N. Horsley
Mailing Address 28 Yellowleaf Cir
Chelsea AL 35043

Property Address 100 Chucadee DR
Stewart AL

Date of Sale 8/8/17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 5,500.00



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 1/2 tax value
☐ 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 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 _____

Print Joe N. Horsley

Unattested _____

Sign Joe N. Horsley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1