

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:
Helen M. Horton

WARRANTY DEED


20171108000405370 1/3 \$68.50
Shelby Cnty Judge of Probate, AL
11/08/2017 11:24:04 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY SEVEN THOUSAND TWO HUNDRED DOLLARS and NO/00 (\$47,260.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ashley Horton, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Helen M. 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:

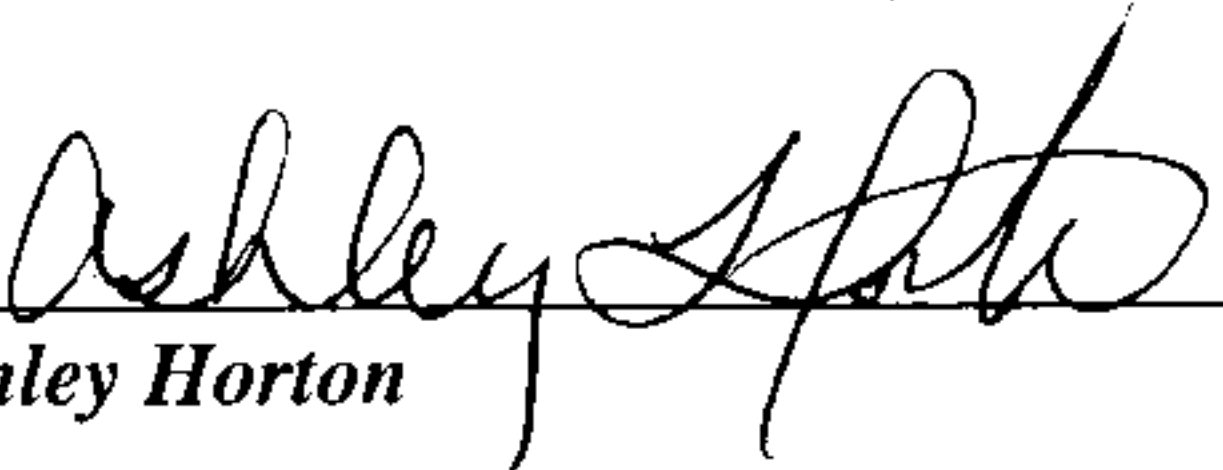
1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the Grantor herein or her spouse.

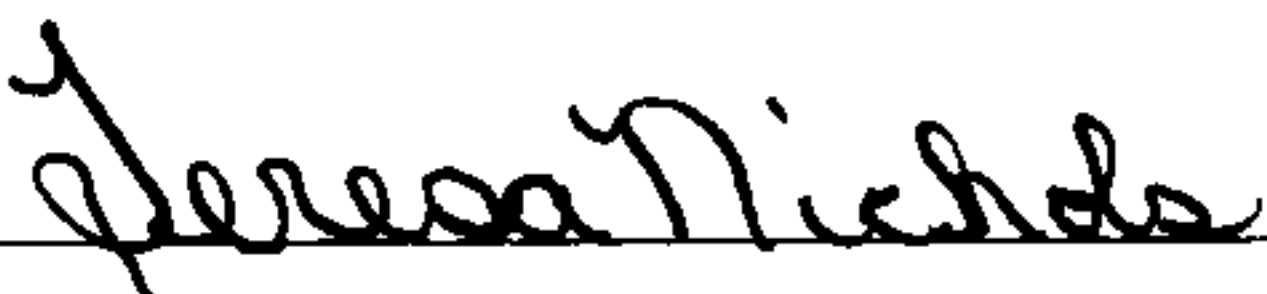
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 26th day of October, 2017.



Ashley Horton



Shelby County, AL 11/08/2017
State of Alabama
Deed Tax: \$47.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ashley Hoton**, 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 official seal this 26th day of October, 2017.



Notary Public
My Commission Expires: 1-30-19

EXHIBIT A – LEGAL DESCRIPTION

Commence at the Northeast corner of Section 19, T-20S, R-1W, Shelby County, Alabama and run South 31 degrees 15' 27" West for 1029.56 feet to the West right of way of Moore Drive; thence leaving said road run South 87 degrees 24' 59" West for 633.80 feet; thence run South 87 degrees 27' 16" West for 155.22 feet; thence run North 00 degrees 25' 54" West for 253.26 feet to the point of beginning. From said point of beginning, run North 89 degrees 25' 49" East for 150.00 feet; thence run North 00 degrees 23' 14" West for 556.19 feet to the South right of way of County Road 74; thence along said road North 78 degrees 47' 39" West for 153.12 feet; thence leaving said road, run South 00 degrees 23' 14" East for 587.44 feet to the point of beginning. Said parcel containing 1.969 acres more or less.


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Real Estate Sales Validation Form

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

Grantor's Name Ashley Horton
Mailing Address _____

Grantee's Name Helen M. Horton
Mailing Address 1475 Hwy 74
Chelsea AL 35043

Property Address 1475 Hwy 74
Chelsea AL
35043

Date of Sale _____
Total Purchase Price \$ 47,260.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ tax 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



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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).

Notarize _____

Print

Ashley Horton

Unattested _____

Sign

Ashley Horton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1