

This instrument was prepared by:
James A. Holliman
2491 Pelham Parkway
Pelham, AL 35124

Send tax notice to:
Gary Horton
422 Highway 314
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Thirty Thousand and No/100-----DOLLARS

to the undersigned grantor,

Gary Horton and wife, Kristy M. Horton

(herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

Gary Horton

(herein referred to as **GRANTEE**) the following described real estate, situated in Shelby County, Alabama, to-wit:

For legal description see Exhibit "A" attached hereto and made a part hereof as though fully set out herein.

NOTE: This deed was prepared with information furnished by the grantee herein and relied upon by James A. Holliman.

AND, the Grantor covenants and agrees to and with Grantee, that Grantor has not done or suffered to be done anything whereby the above-described property is or may be in any manner encumbered or charged, and that the Grantor will **WARRANT AND DEFEND** the above-described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

Shelby County, AL 03/08/2018
State of Alabama
Deed Tax:\$30.00


20180308000075740 1/4 \$54.00
Shelby Cnty Judge of Probate, AL
03/08/2018 12:21:46 PM FILED/CERT

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

8th IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the March day of 2018.

Gary Horton
GARY HORTON
Kristy M. Horton
KRISTY M. HORTON

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Horton, 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 March, 2018.

Dianne R. Taylor
NOTARY PUBLIC
My commission expires: 1-24-2021

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kristy M. Horton, 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 8th day of March, 2018.

Dianne R. Taylor
NOTARY PUBLIC
My commission expires: 1-24-2021



20180308000075740 2/4 \$54.00
Shelby Cnty Judge of Probate: AL
03/08/2018 12:21:46 PM FILED/CERT

Exhibit "A"

Commence at the SE corner of Section 29, Township 21 South, Range 1 West; thence run North 35 deg. 42 min. 51 sec. West run 755.13 feet to the point of beginning; thence 34 deg. 35 min. 47 sec. left run Westerly 210.00 feet; thence 90 deg. right run Northerly 210.00 feet; thence 90 deg. right run Easterly 210.00 feet; thence 90 deg. right and run Southerly 210 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO: A 30 foot easement, the centerline of which being more particularly described as follows:

Commence at the SE corner of Section 29, Township 21 South, Range 1 West; thence run North 35 deg. 42 min. 51 sec. West run 755.13 feet; thence 34 deg. 35 min. 47 sec. left run Westerly 130.35 feet to the point of beginning; thence 92 deg. 51 min. 28 sec. left run Southerly 41.60 feet; thence 18 deg. 28 min. 21 sec. left run 66.47 feet; thence 6 deg. 19 min. 49 sec. right run 97.91 feet; thence 9 deg. 27 min. 22 sec. right run 94.29 feet; thence 11 deg. 11 min. 34 sec. right run 86.52 feet; thence 11 deg. 53 min. 59 sec. right run 64.29 feet; thence 15 deg. 03 min. 11 sec. right run 212.42 feet; thence 8 deg. 53 min. 28 sec. right run Southwesterly 179.56 feet; thence 7 deg. 21 min. 20 sec. left run 125.48 feet; thence 01 deg. 37 min. 11 sec. left run 400.39 feet; thence 16 deg. 55 min. 46 sec. left run 47.11 feet; thence 9 deg. 48 min. 32 sec. right run 44.51 feet; thence 15 deg. 48 min. 27 sec. right run 46.25 feet; thence 5 deg. 42 min. 50 sec. right run 87.09 feet; thence 4 deg. 49 min. 33 sec. left run 105.93 feet; thence 6 deg. 31 min. 25 sec. right run 116.04 feet to the point of beginning; being situated in Shelby County, Alabama.


20180308000075740 3/4 \$54.00
Shelby Cnty Judge of Probate, AL
03/08/2018 12 21 46 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 Gary + Kristy M. Horton
Mailing Address 422 Hwy. 314
Columbiana, AL 35051

Grantee's Name Gary Horton
Mailing Address 422 Hwy. 314
Columbiana, AL 35051

Property Address 422 Hwy. 314
Columbiana, AL 35051

Date of Sale 3-8-18
Total Purchase Price \$30,000.00



20180308000075740 4/4 \$54.00
Shelby Cnty Judge of Probate, AL
03/08/2018 12:21:46 PM FILED/CERT

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 3-8-18

Print Gary Horton

Sign [Signature]

☐ Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one