

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

Send Tax Notice to:
Ricky Horton
235 W. David Chapel Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE DOLLARD AND 00/100 DOLLARS (\$1.00)**, 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,

Tony K. Hand, a married man
Ricky J. Horton, a married man
Roger E. Hand, a married man

(herein referred to as grantor) grant, bargain , sell and convey unto,

Ricky Horton and Phyllis Horton

(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 all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 3rd day of July, 2018.

Tony Hand
Tony Hand

Ricky Horton
Ricky Horton

Roger Hand
Roger Hand

Shelby County, AL 07/03/2018
State of Alabama
Deed Tax: \$30.00

20180703000236800 1/3 \$52.00
Shelby Cnty Judge of Probate, AL
07/03/2018 10:53:59 AM FILED/CERT

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

Tony Hand, Ricky Horton and Roger Hand

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 3rd day of July, 2018.

Notary Public
My Commission Expires: 9-22-2020

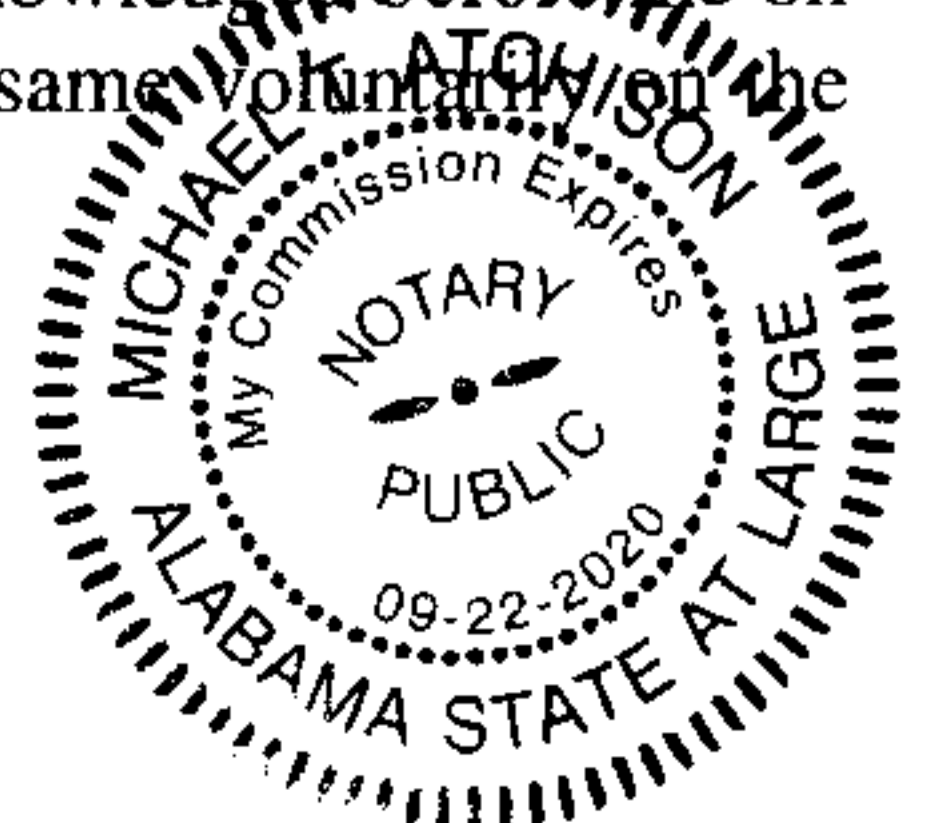



EXHIBIT A – LEGAL DESCRIPTION

PARCEL 3 - Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 13, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 00D'42" E a distance of 797.93' to the POINT OF BEGINNING; thence S 00°00'32" W a distance of 311.46'; thence N 75°37'12" W a distance of 240.30'; thence S 50°54'13" W a distance of 165.00'; thence N 76°57'03" W a distance of 231.01'; thence N 46°34'18" E a distance of 39.82'; thence N 49°41'59" E a distance of 444.49'; thence S 87°03'42" E a distance of 218.29' to the POINT OF BEGINNING.

Subject to a 20' easement, as recorded in Inst. No. 20070411000167320, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated June 20, 2018.

Situated in Shelby County, Alabama.


20180703000236800 2/3 \$52.00
Shelby Cnty Judge of Probate, AL
07/03/2018 10:53:59 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 Tony Hand Grantee's Name Ricky Horton
Mailing Address 1631 Wildwood Chapel Rd Mailing Address 235 Wildwood Chapel Rd
Columbiana, AL 35757 Columbiana, AL 35757

Property Address 235 Wildwood Chapel Rd Date of Sale 3 July 2018
Columbiana Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 29,696.00

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 1/3 tax value
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information, the filing of this form is not required.



20180703000236800 3/3 \$52.00
Shelby Cnty Judge of Probate, AL
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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 July 2018 Print Tony Hand
Unattested Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one