

After Recording Return:
Timios, Inc.
5716 Corsa Avenue, Ste 102
Westlake Village, CA 91362
Toll Free: 877.884.6467

Mail Tax Statements To:
Rachel I. Horton
1120 Highway 54
Montevallo, AL 35115-7274

20180912000327660
09/12/2018 10:02:59 AM
DEEDS 1/4

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 26 2 10 0 000 002.002
File #: 1686247

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, We, RACHEL I. HORTON f/k/a RACHEL I. BARONE a married woman who acquired title without marital status herein joined by her spouse JASON HORTON, whose address is 1120 Highway 54, Montevallo, AL 35115-7274, (hereinafter called Grantors), for and in consideration of the sum of ZERO and 00/100 DOLLARS (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to RACHEL I. HORTON, a married woman, whose address is 1120 Highway 54, Montevallo, AL 35115-7274, (hereinafter called Grantees) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 26 2 10 0 000 002.002
Commonly known as 1120 Highway 54, Montevallo, AL 35115-7274

TO HAVE AND TO HOLD to said GRANTEES forever. 20180912000327660 09/12/2018 10:02:59 AM DEEDS 2/4

Given under our hands this 4 day of September, 2018

WITNESSES:

Witness

**RACHEL I. HORTON f/k/a
RACHEL I. BARONE**

Print Name

Jason Horton

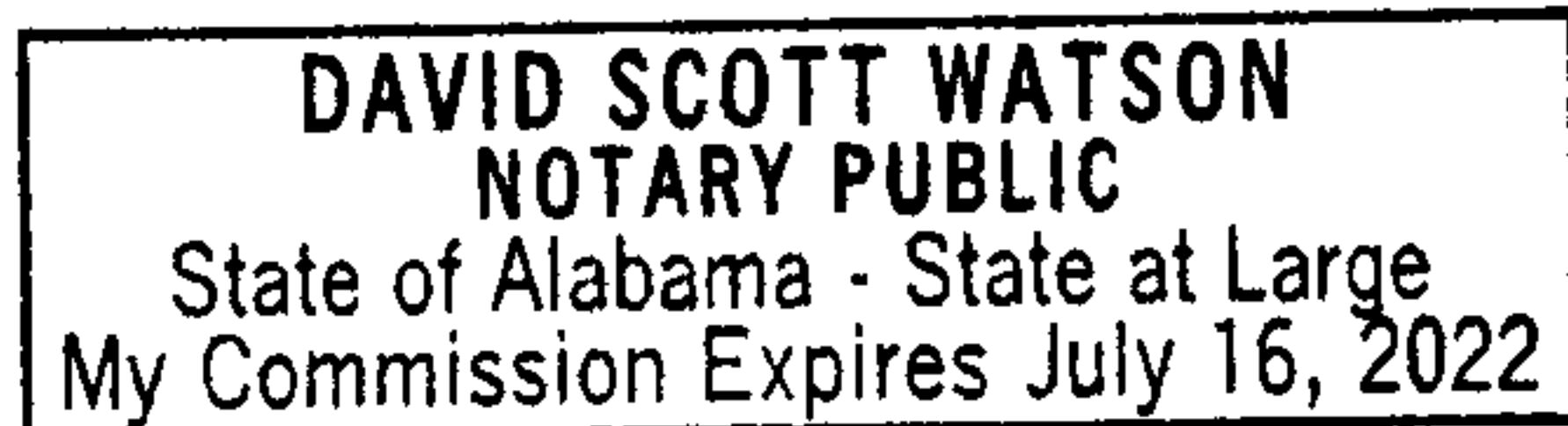
Witness

Witness

STATE OF ALABAMA }
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RACHEL I. HORTON f/k/a RACHEL I. BARONE and JASON HORTON, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 4 day of September, 2018



4 day of September, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA, TO-WIT:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 4 WEST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR 270.75 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 126 DEGREES 18 MINUTES 20 SECONDS AND RUN SOUTHWEST FOR 483.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 139.52 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 92 DEGREES 27 MINUTES 28 SECONDS AND RUN SOUTHEAST FOR 361.78 FEET TO A POINT ON THE NORTHWEST R/W OF SHELBY COUNTY ROAD NO. 54; THENCE TURN AN ANGLE TO THE LEFT OF 84 DEGREES 37 MINUTES 24 SECONDS AND RUN NORTHEAST ALONG THE NORTHWEST R/W FOR 120.56 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 92 DEGREES 21 MINUTES 32 SECONDS AND RUN NORTHWEST FOR 367.61 FEET TO THE POINT OF BEGINNING.

PARCEL: 26 2 10 0 000 002.002

BEING THE SAME PROPERTY CONVEYED TO RACHEL I. BARONE AND ROBERT C. BARONE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION BY DEED FROM MELODY MCINTOSH AND JERRY MCINTOSH, WIFE AND HUSBAND RECORDED 04/04/2011 IN DEED INSTRUMENT NO. 20110404000103970, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

| | |
|-----------------|--|
| Grantor's Name | <u>Rachel I. Barone and Jason Horton</u> |
| Mailing Address | <u>1120 Highway 54</u> |
| | <u>Montevallo, AL 35115</u> |

Grantee's Name Rachel I Horton
Mailing Address 1120 Highway 54
Montevallo, AL 35115

Property Address 1120 Highway 54
Montevallo, AL 35115

Date of Sale 09/04/2018
Total Purchase Price \$
or
Actual Value \$

20180912000327660 09/12/2018 10:02:59 AM DEEDS 4/4 or
Assessor's Market Value \$ 72,920.00

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 of assessed 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 09-11-2018

Print Roselyn Woodward

Unattested

(verified by)

Sign Roselyn Woodward

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2018 10:02:59 AM
\$97.00 CHERRY
20180912000327660

Allen S. Bush

Form RT-1