

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jared Wayne White and
Kristyn Janeen Watts
2021 20th St
Calera, AL 35040

20181120000409170
11/20/2018 08:42:44 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Five Thousand And No/100 Dollars (\$195,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Neil Horn, a married man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jared Wayne White and Kristyn Janeen Watts (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama,

Lot No. 2 and 3, in Farris Subdivision No. 3, in the NW 1/4 of NE1/4, Section 3, Township 24 N, Range 13 East, as shown by Survey and Map of said subdivision made by A. W. Meade Civil Engineer said Map being of record in Map Book 4, Page 10, in the Office of the Judge of Probate Of Shelby county, Alabama,

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation,

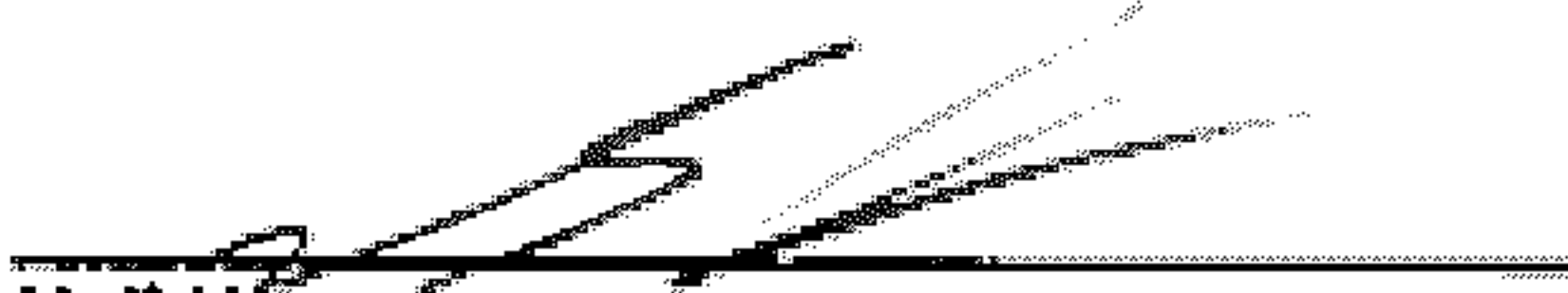
The property herein conveyed does not constitute the homestead of the Grantor, nor that of his/her spouse.

Subject to a third party mortgage in the amount of \$191,468.00 executed and recorded simultaneously herewith,

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

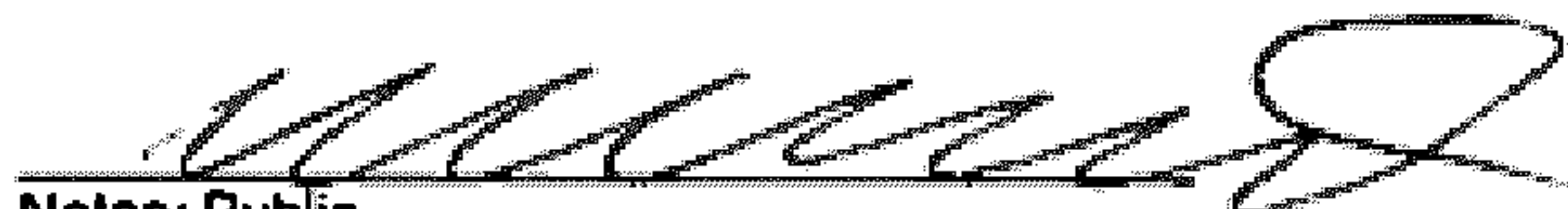
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 16 day of November, 2018.


Neil Horn

STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Neil Horn 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 on this 16 day of November, 2018.


Notary Public

My commission expires 1/31/21

ROSALIE K DOGGETT
Notary Public, Alabama State At Large
My Commission Expires
January 31, 2021

FILE NO. TS-1802325

Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Neil Horn

Grantee's Name Jared Wayne White and Kristyn
Janeen Watts

Mailing Address _____

Mailing Address 2021 20th Street
Calera, AL 35040Property Address 2021 20th St
Calera, AL 35040

Date of Sale November 16, 2018

Total Purchase Price \$195,000.00

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☐ Appraisal☐ Sales Contract☐ Other: _____☒ 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 - Neil Horn, . .

Grantee's name and mailing address - Jared Wayne White and Kristyn Janeen Watts, 2021 20th Street, Calera,
AL 35040.

Property address - 2021 20th St, Calera, AL 35040

Date of Sale - November 16, 2018.

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.

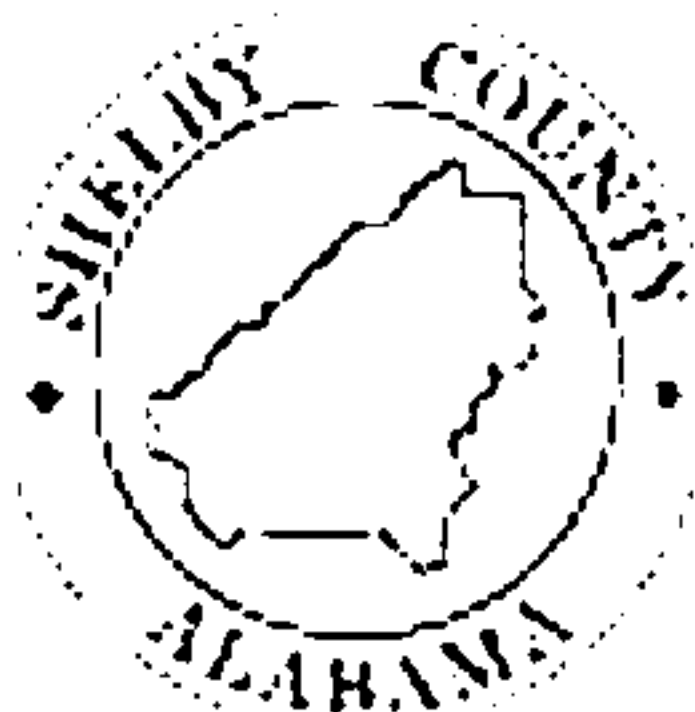
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of valuing
 property for property tax purposes will be used and the taxpayer will 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: November 16, 2018

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/20/2018 08:42:44 AM
 \$22.00 CHARITY
 20181120000409170