

This Instrument was Prepared by:

Send Tax Notice To: Randall Minor Zeegers, II
Kristen King Zeegers

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-18-25110

834 Hwy 61
Columbiana, AL 35051

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Erwin Horton**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randall Minor Zeegers, II and Kristen King Zeegers**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2019 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or his spouse.

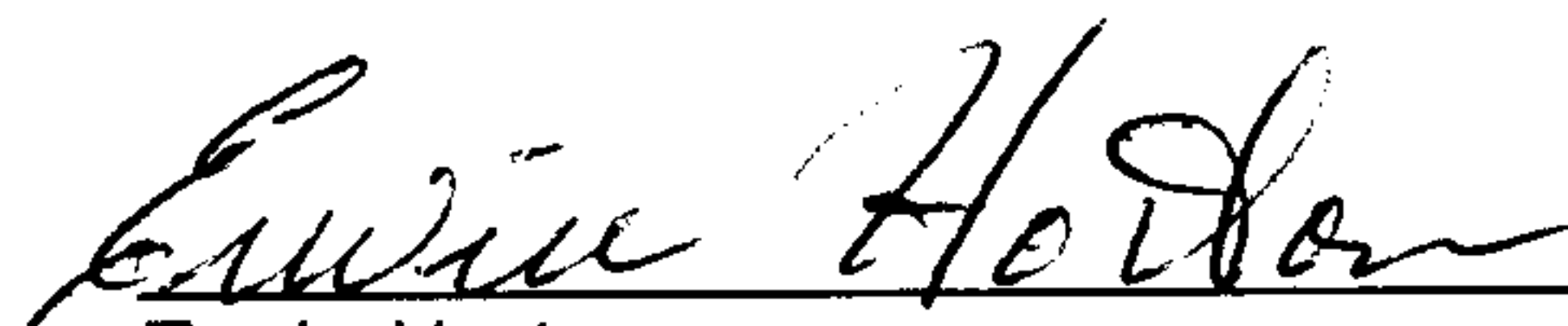
Grantor reserves into himself, his heirs and assigns a ingress and egress easement across the North 575 feet of the property described herein.

\$76,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of December, 2018.

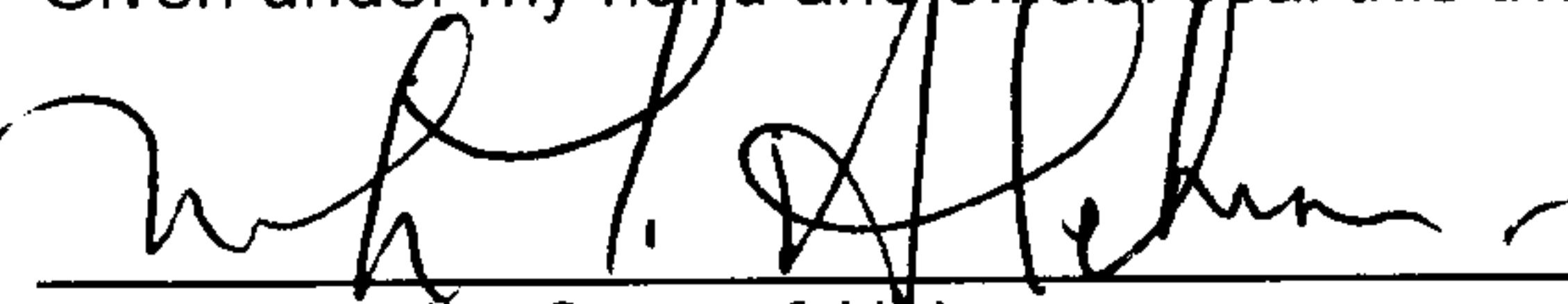

Erwin Horton

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Erwin Horton, 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 the 14th day of December, 2018.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

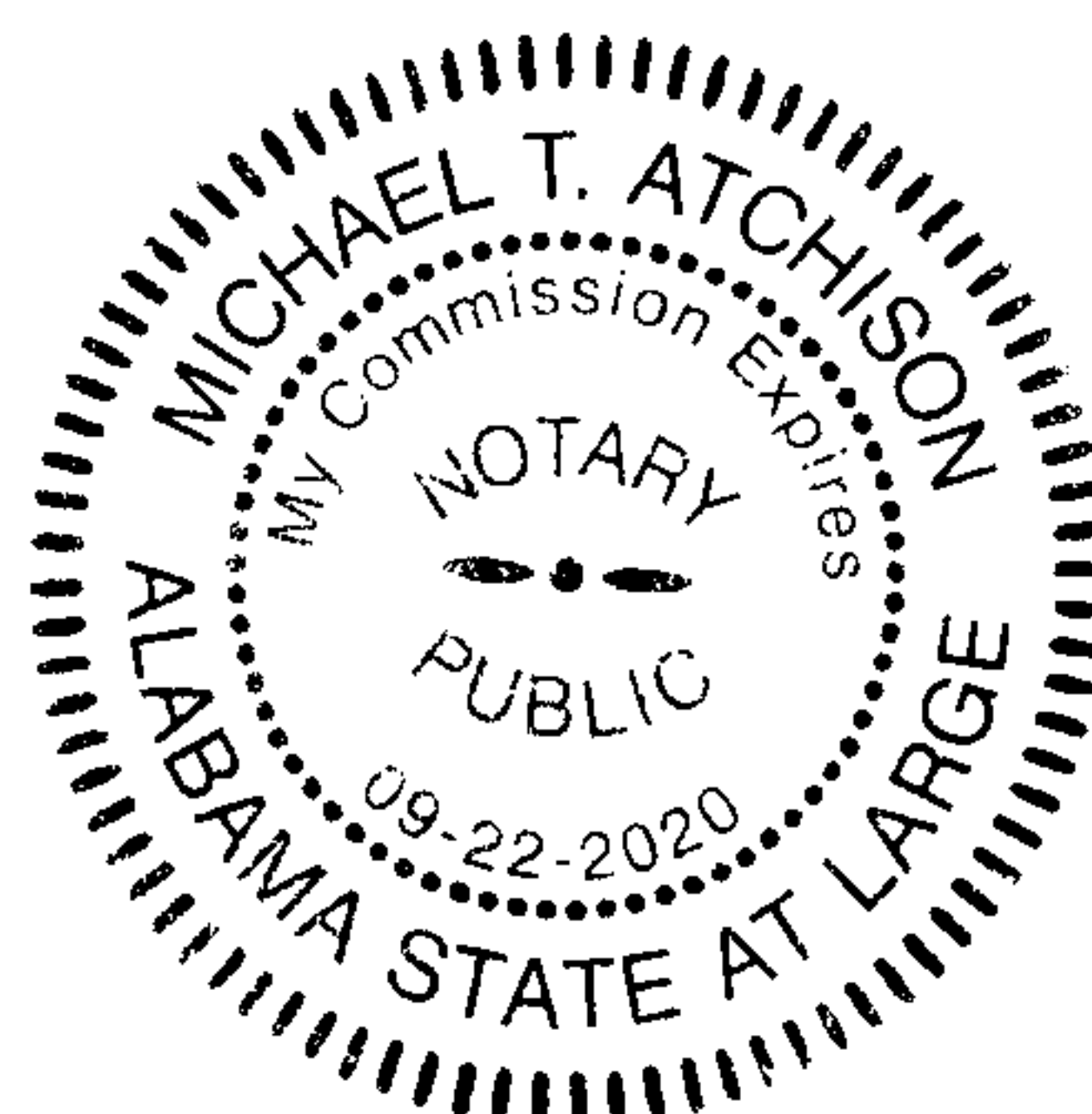
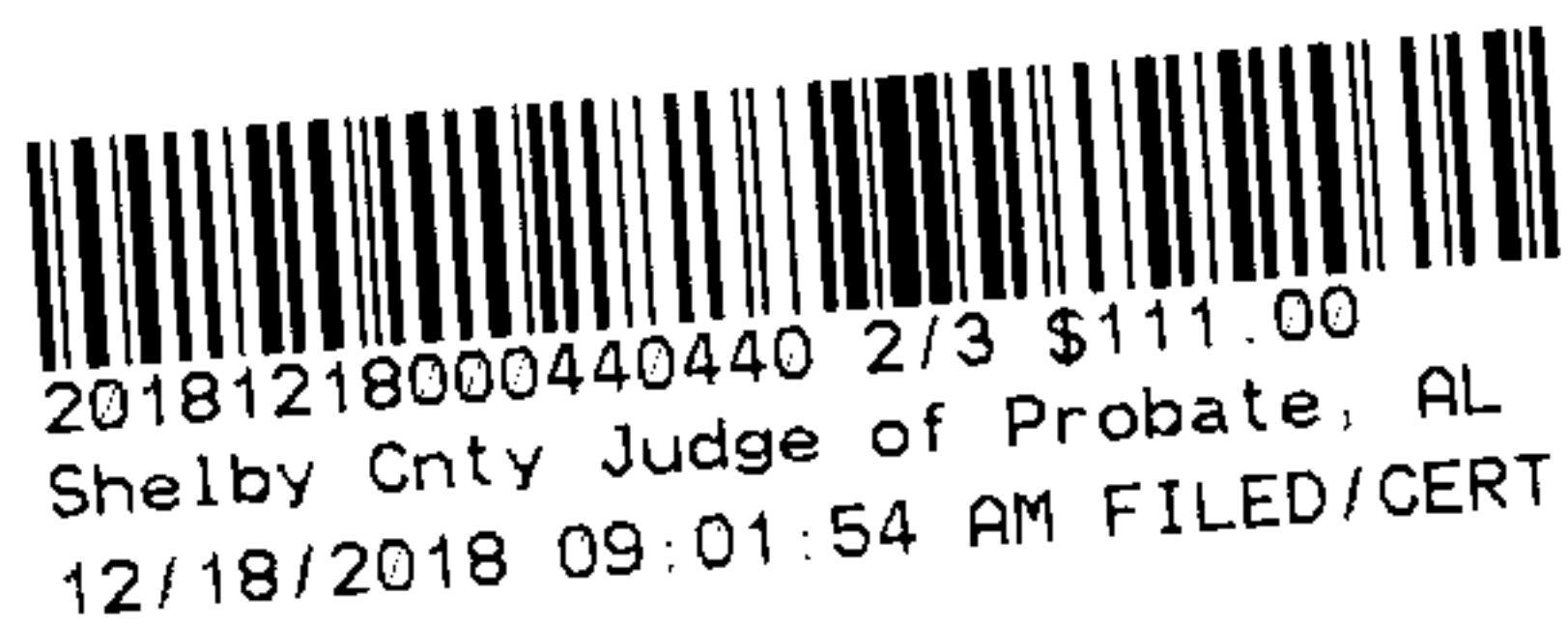


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land to be known as Lot 2 of Horton Farms, in the process of being reviewed by Shelby County Development Services and being more particularly described as follows;

Begin at the SE corner of the NE 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence North 00 degrees 01 minute 42 seconds West for a distance of 759.22 feet; thence North 89 degrees 02 minutes 13 seconds West for a distance of 232.59 feet; thence North 27 degrees 04 minutes 45 seconds West for a distance of 476.04 feet; thence North 58 degrees 04 minutes 02 seconds West for a distance of 274.56 feet to the southerly R.O.W. line of Shelby County Highway 61 and the beginning of a non-tangent curve to the right, having a radius of 880.00 and subtended by a chord bearing South 71 degrees 37 minutes 24 seconds West for a distance of 38.76 feet; thence along the arc of said curve and said R.O.W. line for a distance of 38.77 feet; thence South 58 degrees 02 minutes 00 seconds East and leaving said R.O.W. line for a distance of 290.99 feet; thence South 27 degrees 04 minutes 45 seconds East for a distance of 524.75 feet; thence North 89 degrees 01 minutes 45 seconds West for a distance of 299.96 feet; thence thence South 27 degrees 11 minutes 50 seconds East for a distance of 786.40 feet; thence South 88 degrees 34 minutes 27 seconds East for a distance of 174.24 feet to the POINT OF BEGINNING.



Real Estate Sales Validation Form

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

Grantor's Name	Erwin Horton <u>3380 Hwy 86</u>	Grantee's Name	Randall Minor Zeegers, II Kristen King Zeegers
Mailing Address	<u>Columbiana AL 35040</u>	Mailing Address	<u>834 Hwy 61</u> <u>Columbiana AL 35057</u>
Property Address	752 Highway 61 Columbiana, AL 35051	Date of Sale	December 14, 2018
		Total Purchase Price	\$90,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 December 12, 2018

Print Erwin Horton

Unattested

Sign Erwin Horton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20181218000440440 3/3 \$111.00
Shelby Cnty Judge of Probate, AL
12/18/2018 09:01:54 AM FILED/CERT

Form RT-1