

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Fred Wayne Horton
201 Horton Cove Rd
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$115,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Michael S. Phillips and wife, Kimberly H. Phillips and Wayne Horton, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Fred Wayne Horton (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

No part of the homestead of the Grantors herein or their spouses.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 10th day of January, 2019.

Michael S. Phillips
Michael S. Phillips

Kimberly H. Phillips
Kimberly H. Phillips

Wayne Horton
Wayne Horton


Shelby County, AL 01/14/2019
State of Alabama
Deed Tax: \$115.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael S. Phillips, Kimberly H. Phillips and Wayne Horton**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2019.

April Clark
Notary Public
My Commission Expires: 9/22/2020


20190114000014970 1/3 \$137.00
Shelby Cnty Judge of Probate, AL
01/14/2019 02:54:41 PM FILED/CERT

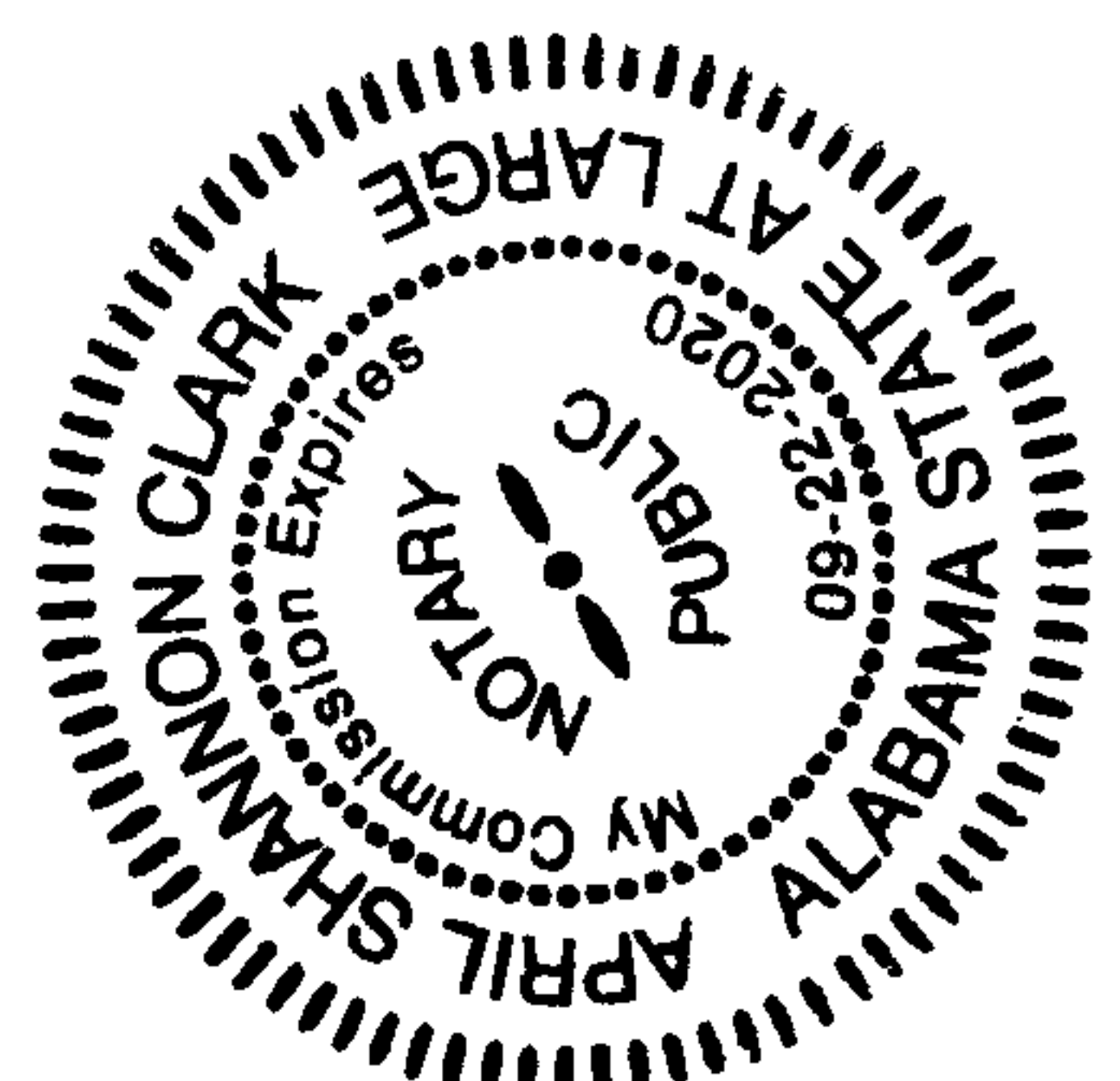



EXHIBIT A – LEGAL DESCRIPTION

Beginning at the SW corner at the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 87 degrees 56'52"E, a distance of 1,535.66' to the westerly right-of-way line of Shelby County Hwy. 86; thence N 25 degrees 27'33"E along said right-of-way, a distance of 908.36' to the southerly right-of-way line at Heart of Dixie Railroad; thence S 88 degrees 46'50"W and leaving said Hwy. 86 and along said Railroad right-of-way, a distance of 721.81' to a point of curve to the right having a radius of 909.16' and a central angle of 33 degrees 56'02"; thence westerly along the arc and along said right-of-way a distance of 538.45'; thence N 57 degrees 17'08"W along said right-of-way, a distance of 450.36' to a point of curve to the left having a radius of 904.88' and a central angle of 23 degrees 02'53"; thence westerly along the arc and along said right-of-way a distance of 364.00'; thence S 00 degrees 57'58"E and leaving said right-of-way, a distance of 1,378.08' to the POINT OF BEGINNING.


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Real Estate Sales Validation Form

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

Grantor's Name Michael S. Phillips
Mailing Address 411 Horton Cove Rd
Calera AL 35040

Grantee's Name Fred Wayne Horton
Mailing Address 201 Horton Cove Rd
Calera AL 35040

Property Address Vacant

Date of Sale 1-9-2019
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 115,000.00

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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☒ Other 1/2 tax value

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 _____

Print Fred Wayne Horton

Unattested _____

Sign Fred Wayne Horton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190114000014970 3/3 \$137.00
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Form RT-1