

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-19-25445

Send Tax Notice To: Derek E Langner
35 Pine Knoll Circle
Shelby, AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Seven Thousand Dollars and No Cents (\$157,000.00)**, 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, **Roger Dale Horton and Leila D. Horton**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Derek E Langner**, (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 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

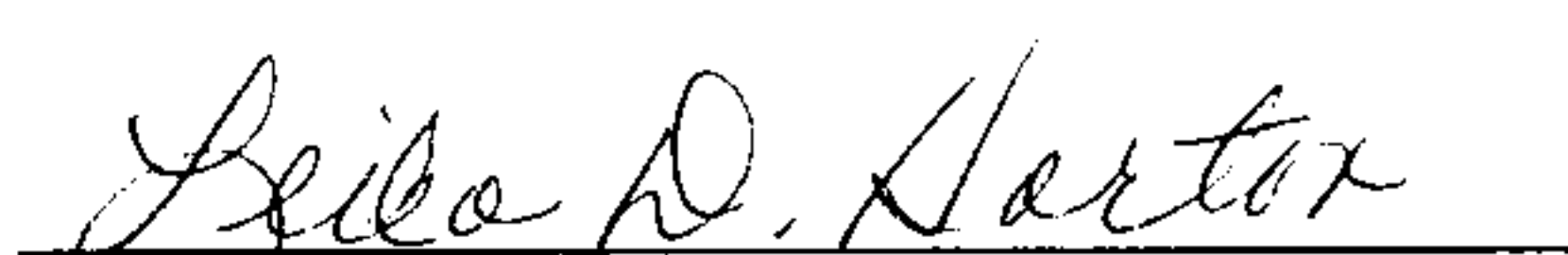
\$160,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said 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, 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 13th day of June, 2019.


Roger Dale Horton



Leila D. Horton

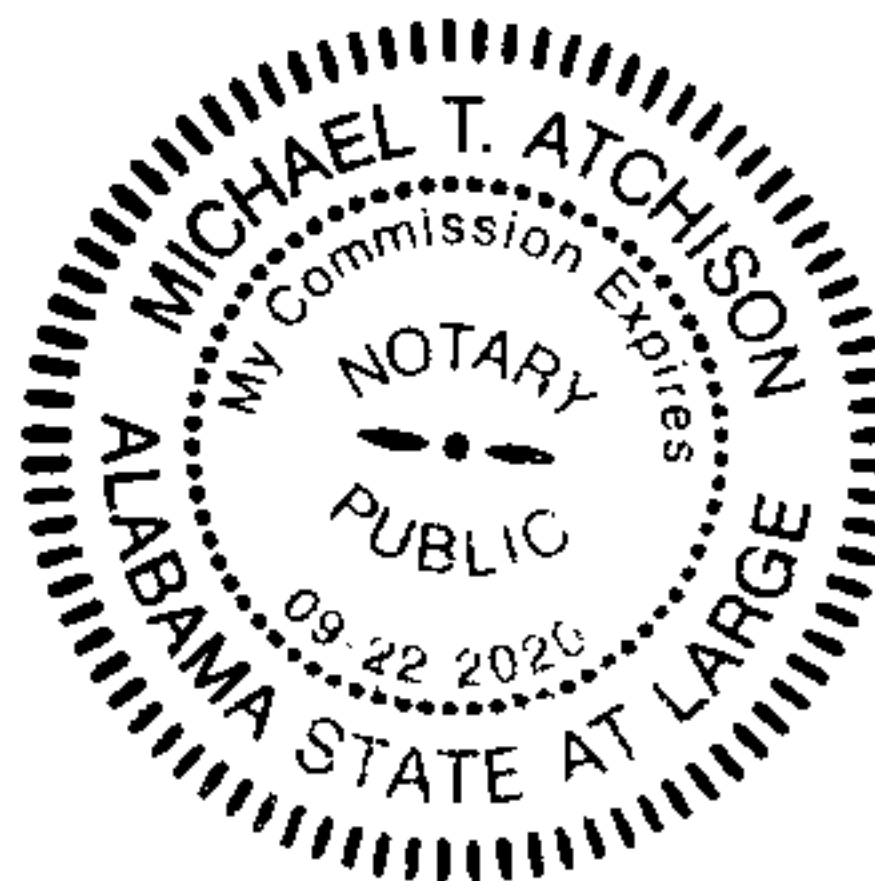
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Roger Dale Horton and Leila D. 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 13th day of June, 2019.


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





20190617000212560 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/17/2019 11:19:10 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of said Section 32, Township 21 South, Range 1 West; thence run North along the East line of said 1/4-1/4 1295.84 feet to a 5/8" iron pin found; thence turn an interior angle to the right of 88 degrees and 07 minutes and run westerly 191.71 feet to the centerline of a 6 foot wide creek; thence turn an interior angle to the right of 132 degrees and 53 minutes and run southwesterly along the centerline of said creek for 101.84 feet to a point; thence turn an interior angle to the right of 162 degrees and 57 minutes and run southwesterly along the centerline of said creek for 305.56 feet to a point; thence turn an interior angle to the right of 191 degrees and 33 minutes and run southwesterly along the centerline of said creek for 232.26 feet to a point; thence turn an interior angle to the right of 205 degrees and 24 minutes and run southwesterly along the centerline of said creek for 170.84 feet to a point; thence turn an interior angle to the right of 155 degrees and 54 minutes and run southwesterly along the centerline of said creek 130.77 feet to the northern right of way of County Road 97; thence southeasterly with the right of way along a curve to the right having a radius of 214.30 feet, central angle of 8 degrees 3 minutes and 15 seconds, and a arc distance of 30.12 feet to a point; thence turn an interior angle to the right from the chord of last given course of 184 degrees and 02 minutes and run southeasterly for 787.56 feet to a 5/8" iron pin found; thence turn an interior angle to the right of 134 degrees and 48 minutes and run easterly for 150.63 feet to the point of beginning.

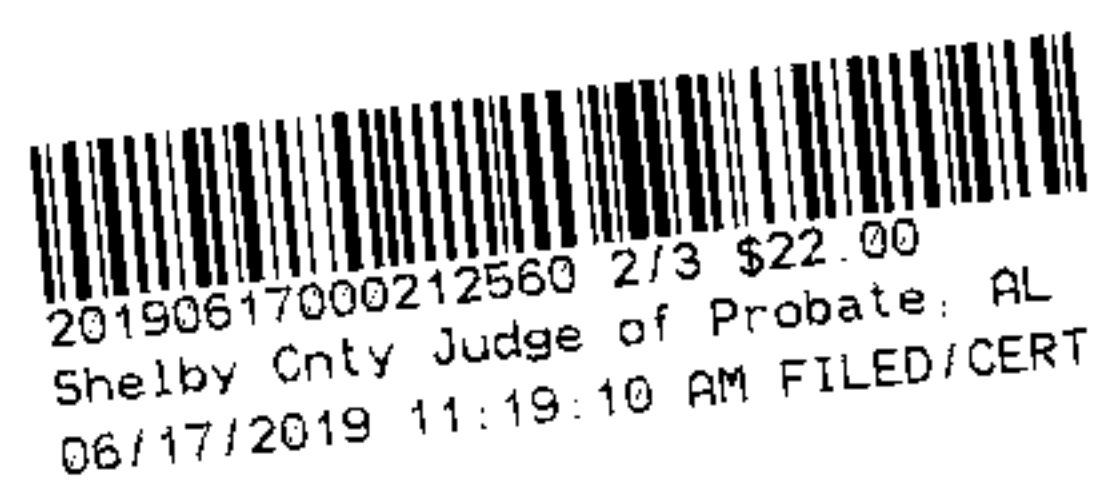
According to the survey of Narve Butler, Ala. Reg. No. 10548, dated April 8, 1992.

PARCEL II:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE A PART OF THE SAME LAND DESCRIBED IN A DEED TO RENA K. KENT, RECORDED IN DEED BOOK 284 AT PAGE 201, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 2 1/2" CAPPED PIPE FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, AS DESCRIBED IN A SURVEY BY R. MALLETTE IN SEPTEMBER OF 1973; THENCE N 00°17'16" E, ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 1295.99 FEET TO A 5/8" REBAR, FOUND AS DESCRIBED IN A SURVEY BY R. MALLETTE IN SEPTEMBER OF 1973; THENCE S 88°24'42" W, A DISTANCE OF 191.71 FEET TO THE CENTER OF A BRANCH AND THE POINT OF BEGINNING; THENCE S 88°24'42" W, A DISTANCE OF 1105.80 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. 97; THENCE SOUTH AND EAST, ALONG THE EAST RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 97 THE FOLLOWING COURSES: S 02°38'18" E, A DISTANCE OF 177.06 FEET TO A POINT; ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 326.78 FEET AND A CHORD BEARING OF S 25°01'02" E, AN ARC LENGTH OF 255.27 FEET, TO A POINT; S 47°23'45" E, A DISTANCE OF 299.45 FEET TO A POINT; ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 240.70 FEET AND A CHORD BEARING OF S 63°55'27" E, AN ARC LENGTH OF 138.87 FEET, TO A POINT; ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 214.30 FEET AND A CHORD BEARING OF S 67°23'42" E, AN ARC LENGTH OF 97.67 FEET, TO A POINT IN A BRANCH; THENCE NORTH AND EAST, ALONG THE CENTER OF A BRANCH THE FOLLOWING COURSES; N 37°05'42" E, A DISTANCE OF 134.74 FEET TO A POINT; N 61°11'42" E, A DISTANCE OF 170.48 FEET TO A POINT; N 35° 47'42" E, A DISTANCE OF 232.26 FEET TO A POINT; N 24°14'42" E, A DISTANCE OF 305.56 FEET TO A POINT; N 41°17'42" E, A DISTANCE OF 101.84 FEET TO THE POINT OF BEGINNING.

ACCORDING TO SURVEY OF SID WHEELER, RLS #16165, DATED JUNE 27, 1997.



Real Estate Sales Validation Form

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

Grantor's Name Roger Dale Horton
Leila D. Horton
Mailing Address 100 Hwy 314
Columbiana, AL 35051
Property Address 0 County Rd. 97
Columbiana, AL 35051

Grantee's Name Derek Langner
35 Pine Knoll Circle
Mailing Address Shelby AL 35143
Date of Sale June 13, 2019
Total Purchase Price \$157,000.00
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
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other

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 June 12, 2019

Print Roger Dale Horton

Unattested

Sign Roger Dale Horton
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

20190617000212560 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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Form RT-1