

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Wayne Horton
201 Horton Cove Rd
Calera, AL 35040

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Austin Wilhite, a Married man and Ashtynn Wilhite, a Single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Wayne Horton** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 21st day of February, 2020.

Austin Wilhite
Austin Wilhite

Ashtynn Wilhite
Ashtynn Wilhite

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Austin Wilhite and Ashtynn Wilhite** whose name(s) is/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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 2020.



Michael T. Atchison
Notary Public
My Commission Expires: 9-22-20



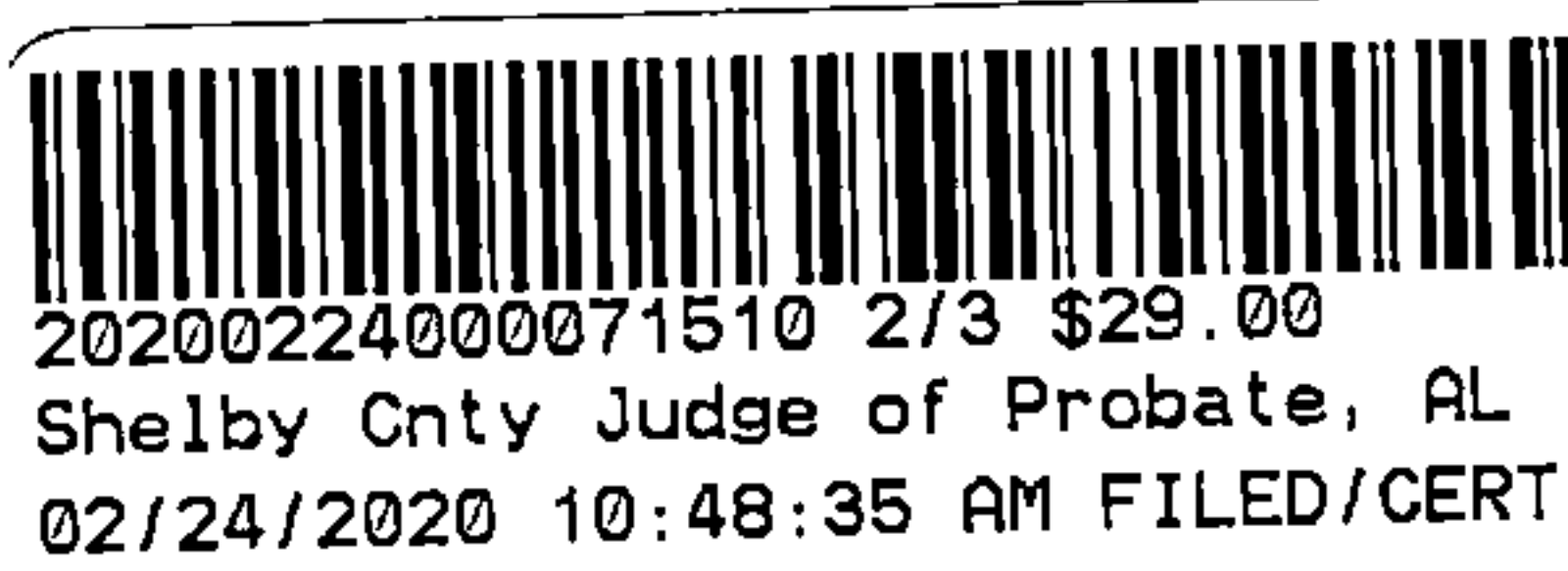
20200224000071510 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/24/2020 10:48:35 AM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Entire Life Estate Interest in and to the following described property:

Begin at the SW corner of Section 22, Township 22 South, Range 1 West, and run East along the South line of said Section a distance of 1342 feet, more or less, to the SE corner of the W½ of the W½ of said Section; thence turn left and run northerly a distance of 2305 feet along the East line of the W½ of the W½ of said Section; thence turn left and run West parallel with the South line of said Section to the West line of said Section; thence turn left and run South along the West line of said Section to the point of the beginning.

ALSO, an easement for ingress, egress, and utilities over and across the old Shelby-Calera road leading from Shelby County Highway No. 42 south to the above described property.



Real Estate Sales Validation Form

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

Grantor's Name Austin Wilhite
Mailing Address _____

Grantee's Name Wayne Horton
Mailing Address 201 Horton Ave Rd
Calera, AL 35040

Property Address _____
Acerra

Date of Sale 2/21/2020

Total Purchase Price \$ 1.00

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 To Clear title

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).

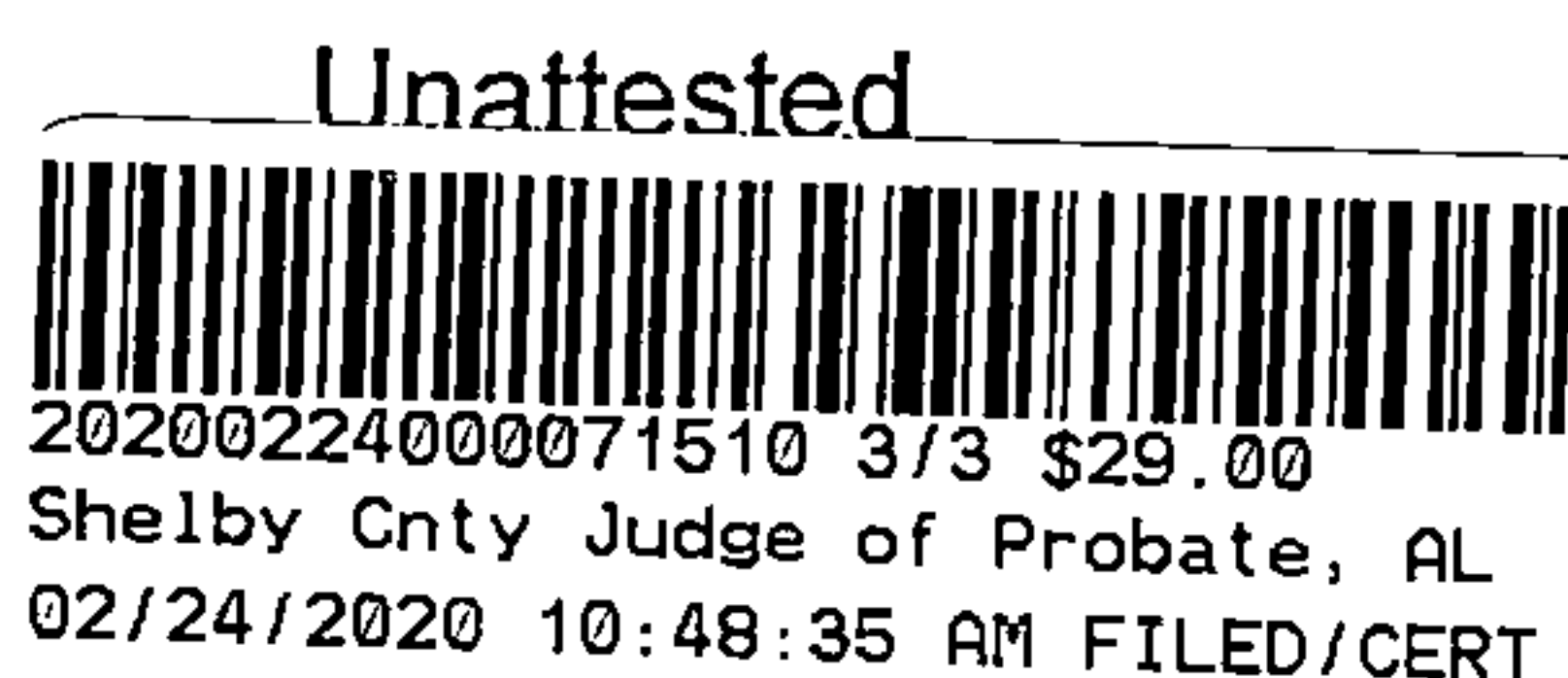
Date 21 Feb 2020

Print Austin Wilhite

Sign Austin Wilhite

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



ified by)