

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

This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Allen Horton
22 Circle 1
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTEEN THOUSAND DOLLARS AND ZERO CENTS (\$17,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **The Kingdom Trust Company Custodian, FBO Linda Johnson, Acct [REDACTED]** grant, bargain, sell and convey unto, **Allen Horton**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to restrictions, easements, and rights of way of record.

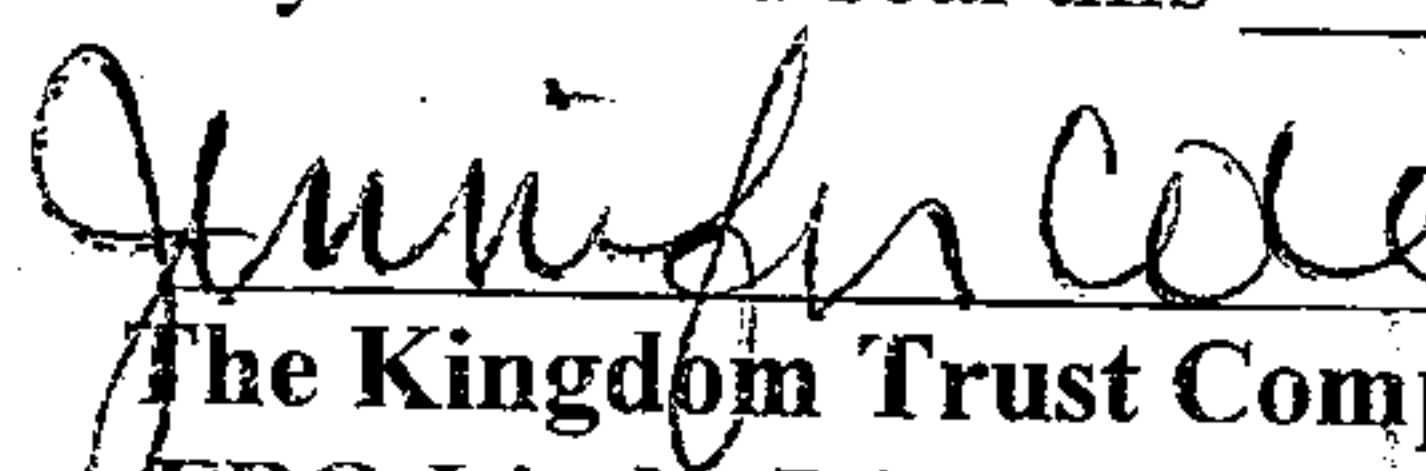
Subject to taxes for 2020 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

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.

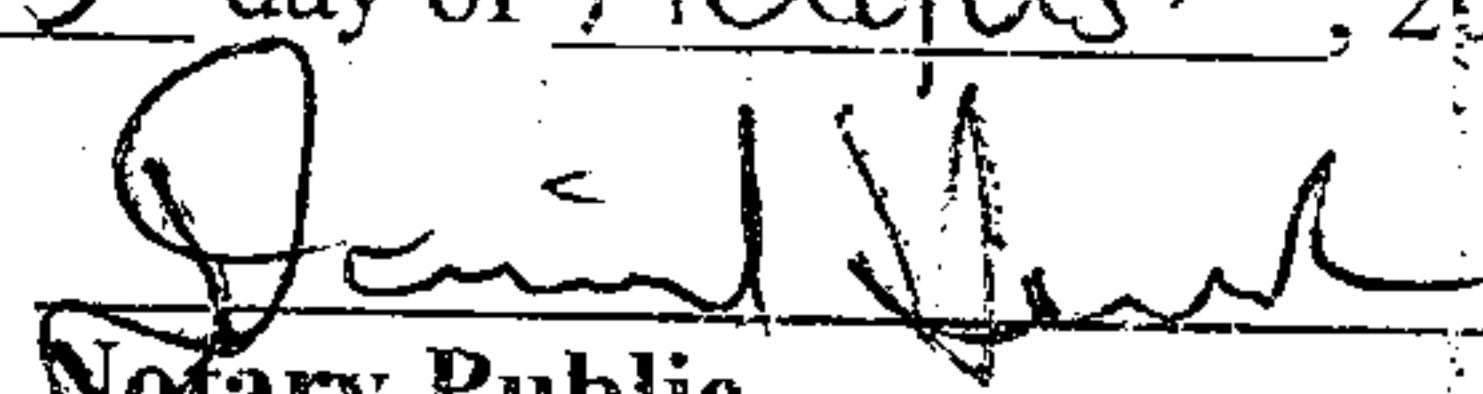
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of August, 2020.


The Kingdom Trust Company Custodian
FBO Linda Johnson, Act #183442016

~~STATE OF ALABAMA~~ Kentucky
~~SHELBY COUNTY~~ Callaway

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **The Kingdom Trust Company Custodian, FBO Linda Johnson, Acct [REDACTED]** 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 5 day of August, 2020.


Notary Public
My Commission Expires: 8/25/2020

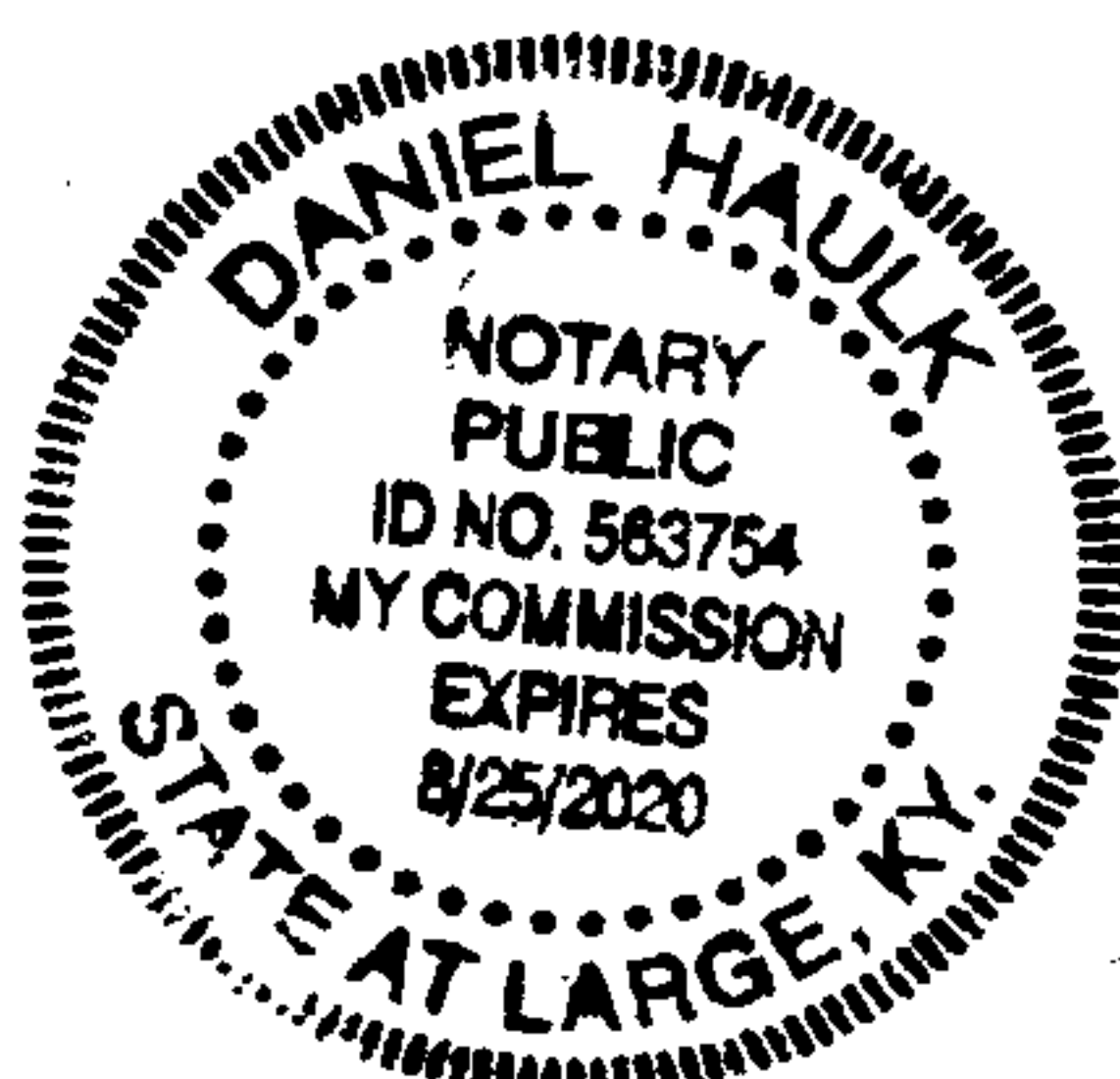


EXHIBIT A – LEGAL DESCRIPTION

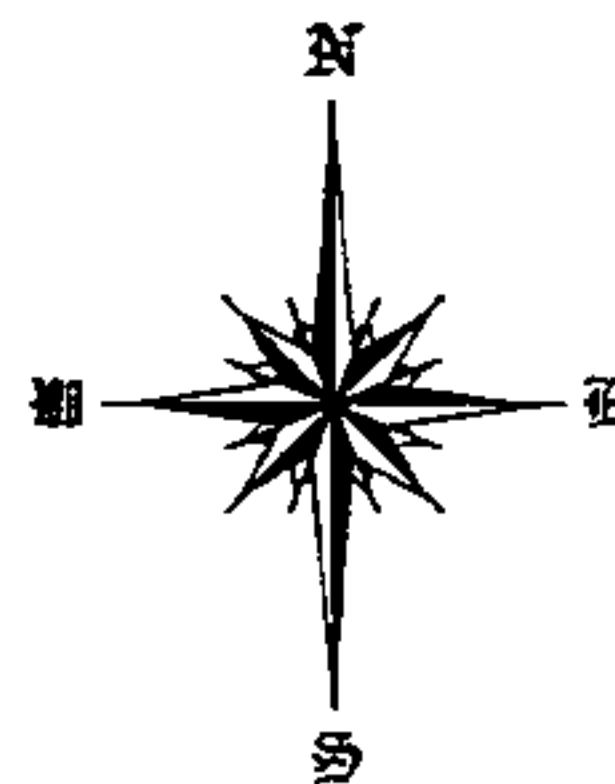
A Parcel of land being part of Lot 3 of M & M Properties, as recorded in Map Book 45, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:
Commence at the NE Corner of the SW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama; thence S01°19'25"W for a distance of 331.77'; thence S01°18'53"W for a distance of 537.03'; thence S78°53'31"W for a distance of 194.92' to the POINT OF BEGINNING; thence continue S78°53'31"W for a distance of 242.63'; thence S43°55'31"E for a distance of 172.56'; thence S10°32'33"E for a distance of 99.96'; thence S78°53'31"W for a distance of 178.96' to the Easterly R.O.W. line of Shelby County Highway 47, 80' R.O.W.; thence S16°36'13"E and along said R.O.W. line for a distance of 147.16'; thence N78°53'31"E and leaving said R.O.W. line for a distance of 297.03'; thence N08°29'00"W for a distance of 391.83' to the POINT OF BEGINNING.

NE CORNER _____
SW 1/4 - NW 1/4
SEC. 7, T-22S, R-1E
SHELBY COUNTY, AL
1" OPEN TOP FOUND

A Parcel of land being part of Lot 3 of M & M Properties, as recorded in Map Book 45, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of the SW ¼ of the NW ¼ of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama; thence S01°19'25" W for a distance of 331.77'; thence S01°18'53" W for a distance of 337.03'; thence S75°53'31" W for a distance of 194.92' to the POINT OF BEGINNING; thence continue S75°53'31" W for a distance of 242.83'; thence S43°55'31" E for a distance of 172.56'; thence S10°32'33" E for a distance of 99.96'; thence S75°53'31" W for a distance of 178.96' to the Easterly R.O.W. line of Shelby County Highway 47, 80' R.O.W.; thence S16°36'13" E and along said R.O.W. line for a distance of 147.16'; thence N75°53'31" E and leaving said R.O.W. line for a distance of 297.03'; thence N08°29'00" W for a distance of 391.83' to the POINT OF BEGINNING.

Said Parcel containing 2.00 acres, more or less.



LOT 1

LOT 2

LOT 4

LOT 3

S 16°36'13" E 260.1' 47
SHELBY COUNTY HIGHWAY
80' R.O.W.

2.00 ACRES



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/18/2020 07:54:00 AM
\$45.00 JESSICA
20200818000355760

Allie S. Beryl