

20200924000431270  
09/24/2020 03:29:36 PM  
DEEDS 1/2

Send tax notice to:  
404 Deborah Drive  
Columbiana, AL 35051

CHL2000246

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eighty Five Thousand and 00/100 Dollars (\$185,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Gavin Horton and Charity Horton, Husband and Wife**, whose mailing address is:

6725 Highway 55, Wilsonville, AL 35166 (hereinafter referred to as "Grantors"), by **Mattison Kane Estes and Samantha D. Estes** (hereinafter referred to as "Grantees"),

the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, Triple Springs Subdivision, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 5 Page 34

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$181,649.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Gavin Horton and Charity Horton have hereunto set their signature(s) and seal(s) on September 21, 2020.

Gavin Horton  
Gavin Horton

Charity Horton  
Charity Horton

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gavin Horton and Charity Horton, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of September, 2020.

[Signature]

(NOTARIAL SEAL)

Notary Public  
Print Name: C. Hale Abbott  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/24/2020 03:29:36 PM  
\$28.50 CHARITY  
20200924000431270

Allen S. Bayl