

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:
Wayne Horton
201 Horton Lane Rd
Cabera AL 35050

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN THOUSAND DOLLARS AND ZERO CENTS (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ryan Wilhite, a Single man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Wayne Horton** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See "Exhibit A" – Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record.
- 3. Property constitutes no part of the homestead of the Grantor herein or his 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 30th day of October, 2020.

Ryan Wilhite
Ryan 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 **Ryan Wilhite**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, 2020.

Michael T. Atchison
Notary Public
My Commission Expires: 9/1/2024



EXHIBIT A

LEGAL DESCRIPTON

Commence 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 W $\frac{1}{2}$ of the W $\frac{1}{2}$ of said Section; thence turn left and run northerly a distance of 2305 feet along the East line of the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of said Section to the point of beginning, thence turn left and run West parallel with the South line of said Section to the West line of said Section; thence turn right and run North along the West line of said Section to the NE corner of said Section; thence turn right and run East along the North line of said Section to the Southerly right of way line of Heart of Dixie Railroad; thence turn right and run Southeasterly along the right of way of the Heart of Dixie Railroad to the East line of the W $\frac{1}{2}$ of said Section; thence turn right and run South along the East line of the W $\frac{1}{2}$ of said Section to a point due East of the point of beginning; thence turn right and run West to the point of beginning.

Subject to an easement for ingress, egress, and utilities over and across the old Shelby-Calera road.

Real Estate Sales Validation Form

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

Grantor's Name Ryan White
 Mailing Address 338 Hwy 50
Vandiver AL 35776

Grantee's Name Wayne Horton
 Mailing Address 201 Horton Lane Rd
Calera, AL 35016

Property Address Hwy 42
Shelby AL 35747

Date of Sale 10-30-20
 Total Purchase Price \$ 10,000.00
 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 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 10-30-20

Print

Wayne Horton

Unattested

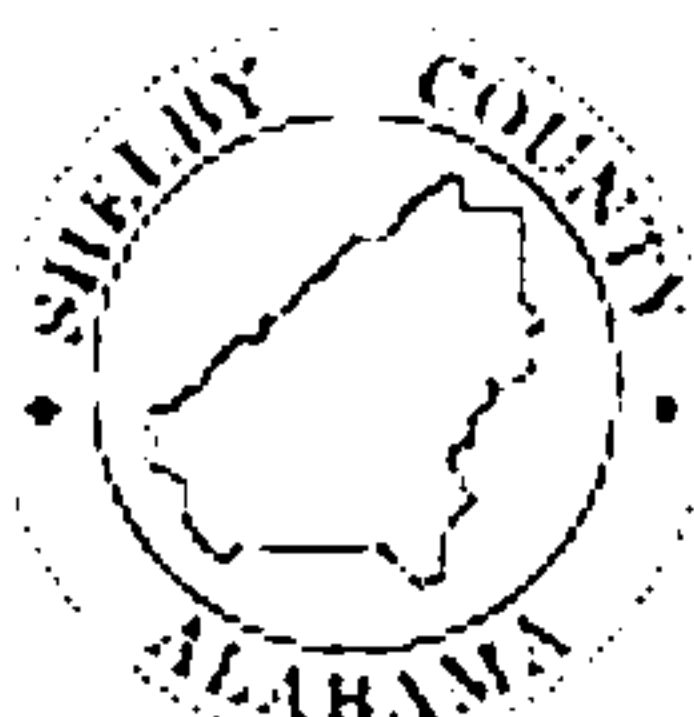
Sign

Wayne Horton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2020 01:47:09 PM
 \$38.00 MIST
 20201103000497780

Allen S. Bezel