

Return to:
Amrock
662 Woodward Avenue
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20201202000549880
12/02/2020 11:34:30 AM
DEEDS 1/4

Order Number:
67552968 -5-736349
345-195-795

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
3834 Highway 11
Pelham, AL 35124-2418

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **HEATH HORTON**, a married man, whose address is 3834 Highway 11, Pelham, AL 35124-2418, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **HEATH HORTON and AMY MCKENZIE HORTON**, husband and wife, as joint tenants with rights of survivorship, whose address is 3834 Highway 11, Pelham, AL 35124-2418, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A PART OF LOT I ACCORDING TO THE MAP AND SURVEY OF DEER SPRINGS ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 38 AND ACCORDING TO THE MAP AND SURVEY OF DEER SPRINGS ESTATES, FIRST ADDITION, AS RECORDED IN MAP BOOK 5, PAGE 55, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF SAID LOT 1, OF SAID SUBDIVISION, SAID POINT ALSO BEING ON THE SE RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. II, SAID POINT ALSO BEING A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 5689.58 FEET AND A CENTRAL ANGLE OF 00 DEGREES 39 MINUTES 16 SECONDS; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NW LINE OF SAID LOT 1 ALONG SAID SE RIGHT OF WAY LINE ALONG SAID CURVE, A DISTANCE OF 65.0 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A CURVE TO THE LEFT, SAID CURVE ALSO HAVING A RADIUS OF 5689.58 FEET AND A CENTRAL ANGLE OF 1 DEGREES 54 MINUTES 5 SECONDS; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID NW LINE OF SAID LOT 1 ALONG SAID SE RIGHT OF WAY LINE ALONG SAID CURVE, A DISTANCE OF 189.92 FEET TO THE END OF SAID CURVE, SAID POINT ALSO BEING ON THE NW RIGHT OF WAY LINE OF RUBY DRIVE; THENCE 90 DEGREES 14 MINUTES 27.5 SECONDS LEFT MEASURED FROM TANGENT OF SAID CURVE AND IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 30.05 FEET; THENCE 54 DEGREES 31 MINUTES LEFT IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 188.0 FEET; THENCE 110 DEGREES 15 MINUTES 53 SECONDS LEFT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 140.12 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument/Case No. 20171114000411010.

Parcel ID Number: 144202001059000

Commonly Known As: 3834 Highway 11, Pelham, AL 35124-2418

Fair Market Value: \$154,840.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between HEATH HORTON, a married man, as Grantor(s), and HEATH HORTON and AMY MCKENZIE HORTON, husband and wife, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 19th day of May, 2020.

GRANTOR:

Heath Horton
HEATH HORTON

STATE OF Alabama)
COUNTY OF Shelby)

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **HEATH HORTON**, 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 said conveyance, executed the same voluntarily on the day the same bears date.



Given under my hand this the 19th day of May, 2020.

Charlena Caldwell
Notary Public
My commission expires: _____

This instrument was prepared by (without benefit of title search):
Lauren Sonnier (AL Bar ID: DUV002)
Law Offices of Lauren Sonnier, PLLC
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Charlena Caldwell
My Commission Expires
12/26/2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name HEATH HORTON
 Mailing Address _____
3834 Highway 11
Pelham, AL 35124-2418

Grantee's Name HEATH HORTON and
 Mailing Address AMY MCKENZIE HORTON
3834 Highway 11
Pelham, AL 35124-2418

Property Address 3834 Highway 11
Pelham, AL 35124-2418

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 154,840.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2020 11:34:30 AM
 \$186.00 CHARITY
 20201202000549880

Allen S. Bayl

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 05/19/2020

Print

Heath Horton

☐ Unattested

Sign

Heath Horton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1