

20210324000149140 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/24/2021 03:55:22 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
SCOZZARO LAW, LLC
P.O. Box 548
Helena, AL 35080
(205) 624-3367

SEND TAX NOTICE TO:
Bruce Horton
104 Church Street
Montevallo, AL 35115

EXECUTOR'S WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in and for consideration of the Last Will and Testament of Barbara H. McGill, dated December 11, 2019, and pursuant to Letters Testamentary granted to Melanie Horton Mitchell in the Estate of Barbara Horton McGill, the **Estate of Barbara Horton McGill** by and through **Melanie Horton Mitchell** in her capacity as Personal Representative authorized by Letters Testamentary dated December 16, 2020 from the Judge of Probate of Jefferson County in 20BHM002399 (hereinafter called "Grantor"), said Grantor does hereby **TRANSFER** and **CONVEY** to **Bruce Horton**, a single man, in his individual capacity (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

A certain lot in the town of Wilton known as Lot No. 4 according to the survey and plat made by Theo O. Sparks, Civil Engineer, for J.W. Little on the 7th day of August 1913 and which said lot is more particularly described as follows: Commence at the northwest corner of the SE ¼ of NE ¼ of Section 8, Township 24, Range 12 East and run north 169.1 feet; thence run north 89 deg. 30 mins. East 687.75 feet; thence south ½ deg. East 271.6 feet to the northwest corner of said Lot No. 4 which is the point of beginning; thence run north 89 ½ deg. east 160.0 feet; thence south ½ deg. east 109 feet; thence south 89 ½ deg. west 160.0 feet; thence north ½ deg. west 109.0 feet to the point of beginning.

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

Property Address: 104 Church Street, Wilton, Alabama 35187.

TO HAVE AND TO HOLD unto said GRANTEE, in fee simple, his heirs and assigns, forever with all rights, members, privileges, tenements, hereditaments and appurtenances to said described premises in any way belonging and appertaining.

Said GRANTOR does for herself, her successors and assigns, covenant with the said GRANTEE, his heirs and assigns, that she, as Personal Representative of the Estate of Barbara Horton Mitchell, is lawfully seized in fee simple of said premises; that the same is free from all

encumbrances, unless otherwise noted above; that she has good right to convey the same as aforesaid, and that she will and her successors and assigns warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Estate of Barbara Horton Mitchell has caused these presents to be executed by its duly authorized Personal Representative/Executor on this the 12 day of March, 2021.

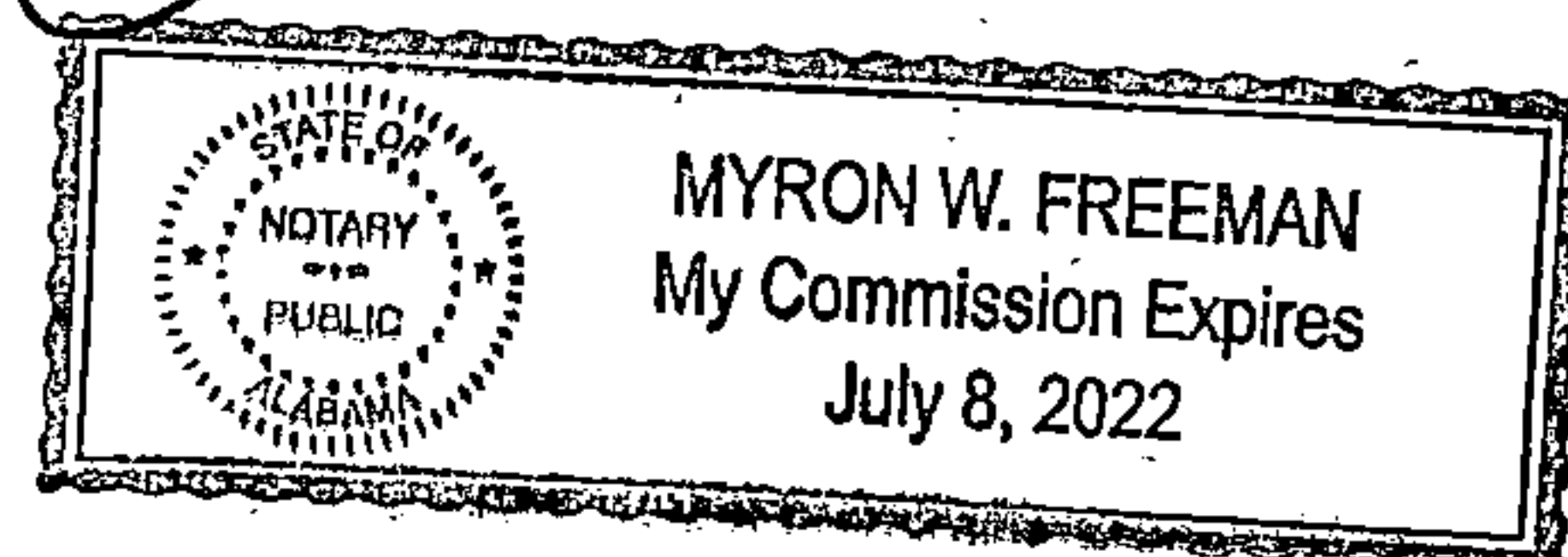
Melanie Horton Mitchell
Melanie Horton Mitchell
Personal Representative/Executor
of the Estate of Barbara Horton Mitchell

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melanie Horton Mitchell, Personal Representative/Executor of the Estate of Barbara Horton Mitchell** 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, she has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12 day of March, 2021.

Myron W. Freeman
NOTARY PUBLIC
My Commission Expires: 7-8-2022



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Real Estate Sales Validation Form

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

Grantor's Name Melanie Horton Mitchell
Mailing Address 109 Mayfair Park
Maylene, AL 35114

Grantee's Name Bruce Horton
Mailing Address 199 Cambridge PK Dr.
Montevallo, AL 35115

Property Address 104 Church Street
Wilton, AL 35187

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 47,000

per will

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 3/24/2021

Print Melanie Horton Mitchell

☐ Unattested

Sign

Melanie Horton Mitchell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



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