

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

**20210723000358140
07/23/2021 02:24:40 PM
DEEDS 1/2**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

8169 County Road 92
Shelby, AL 35143

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Twenty-Three Thousand and 00/100 (\$23,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Fred Wayne Horton, more in hand paid by the GRANTEE(S), Samuel James O'Neal and Katie Jolyn O'Neal, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Begin at a point where the South line of Section 15, Township 22 South, Range 1W intersects the Southernmost right-of-way line of Shelby County Highway 42; thence run Easterly along said Section line a distance of 400 feet to a point; thence turn an angle of 90 degrees to the left and run Northerly a distance of 225 feet more or less to a point on the above mentioned Southernmost right-of-way line of Shelby County Highway 42; thence turn an angle to the left and run along said right-of-way line to the point of beginning. Said parcel of land is lying in the SW 1/4 of SE 1/4 of Section 15, Township 22 S, Range 1W. Situated in Shelby County, Alabama.

NOTE: \$99,661.42 of the purchase price was obtained by a Purchase Money Mortgage.

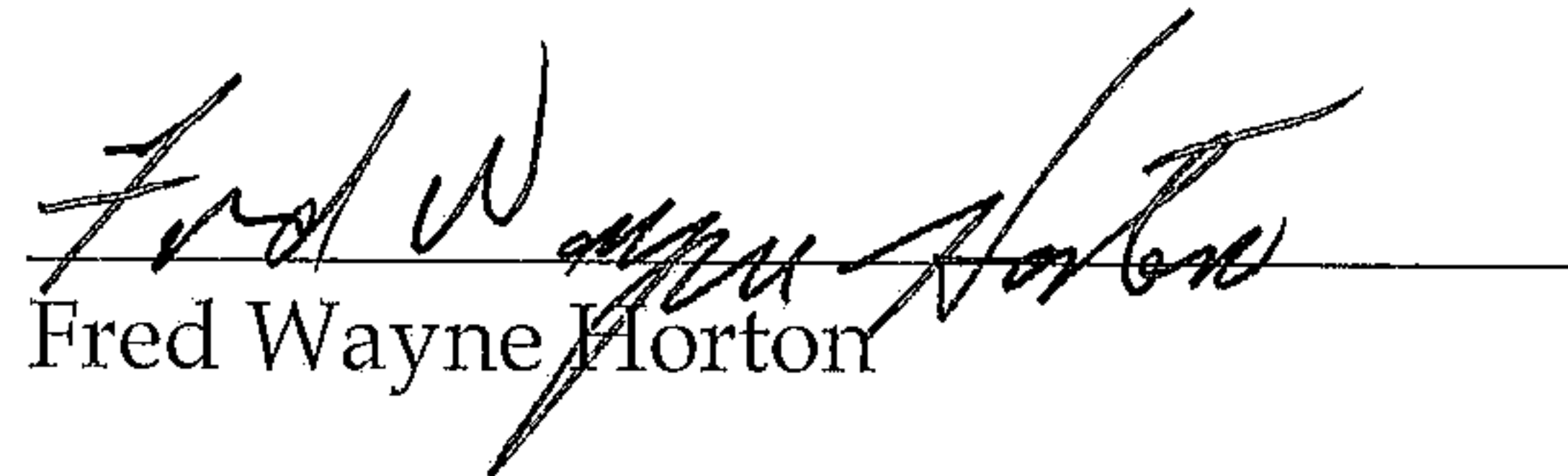
Prior Deed Reference: Book R 2020 page 1103000497770.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

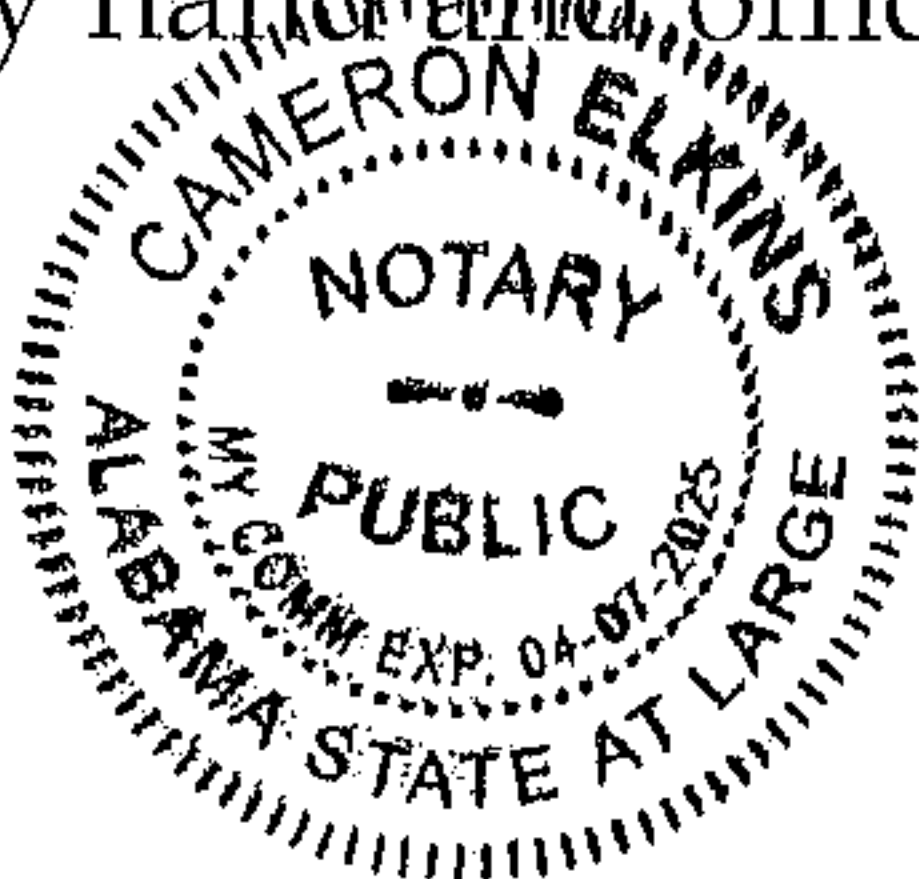
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 20th day of July, 2021.

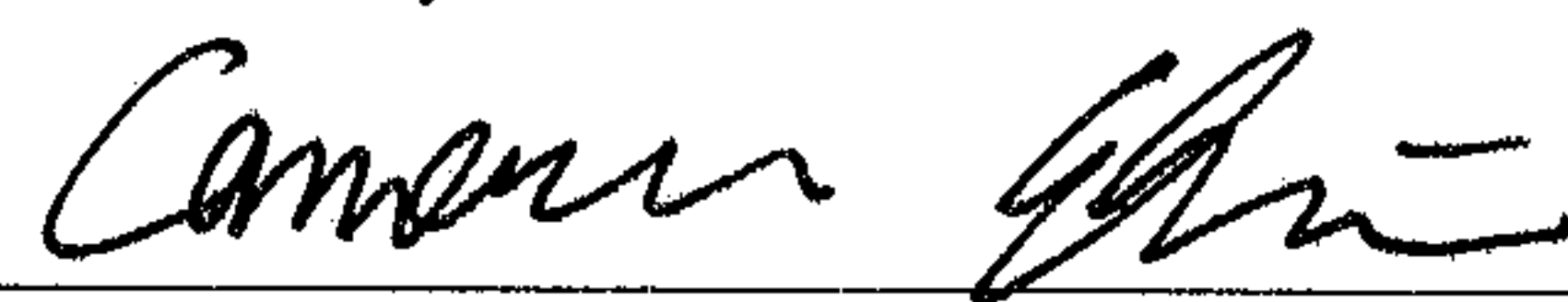

Fred Wayne Horton

STATE OF ALABAMA)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Fred Wayne Horton** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2021.




NOTARY PUBLIC
My Commission Expires: 04-07-2025

Address of Grantee:
8164 Co Rd 42
Shelby, AL 35143
Real Value: \$23,000.00

Address of Grantor: 201 Horton Cove Rd.
Calera, AL 35040
Property Address: 8164 County Road 42
Shelby, AL 35143



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2021 02:24:40 PM
\$26.00 JOANN
20210723000358140

