

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Vestavia Hills, AL 35216

SEND TAX NOTICE TO:
STEVEN A. HORN
19439 RIVER DRIVE
SHELBY, AL 35143

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, MICHAEL WEBER, a married person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto STEVEN A. HORN (herein referred to as "Grantee"), all of his/her right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

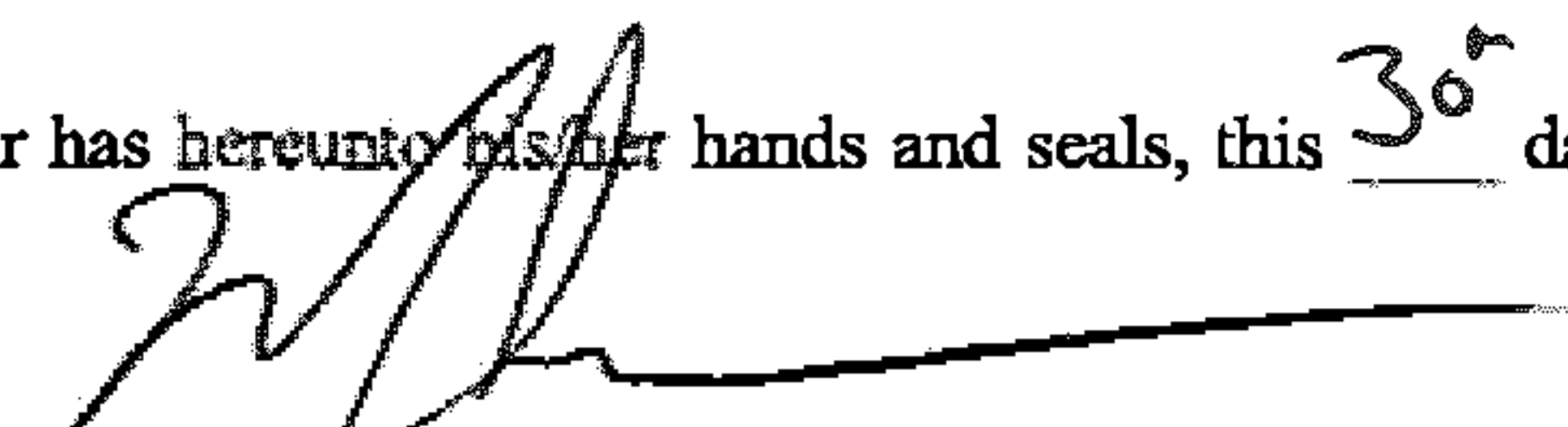
SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto his/her hands and seals, this 30th day of SEPTEMBER, 2021.


MICHAEL WEBER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, MICHAEL WEBER, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of SEPTEMBER, 2021.


Notary Public

My Commission Expires: 9/18/2025

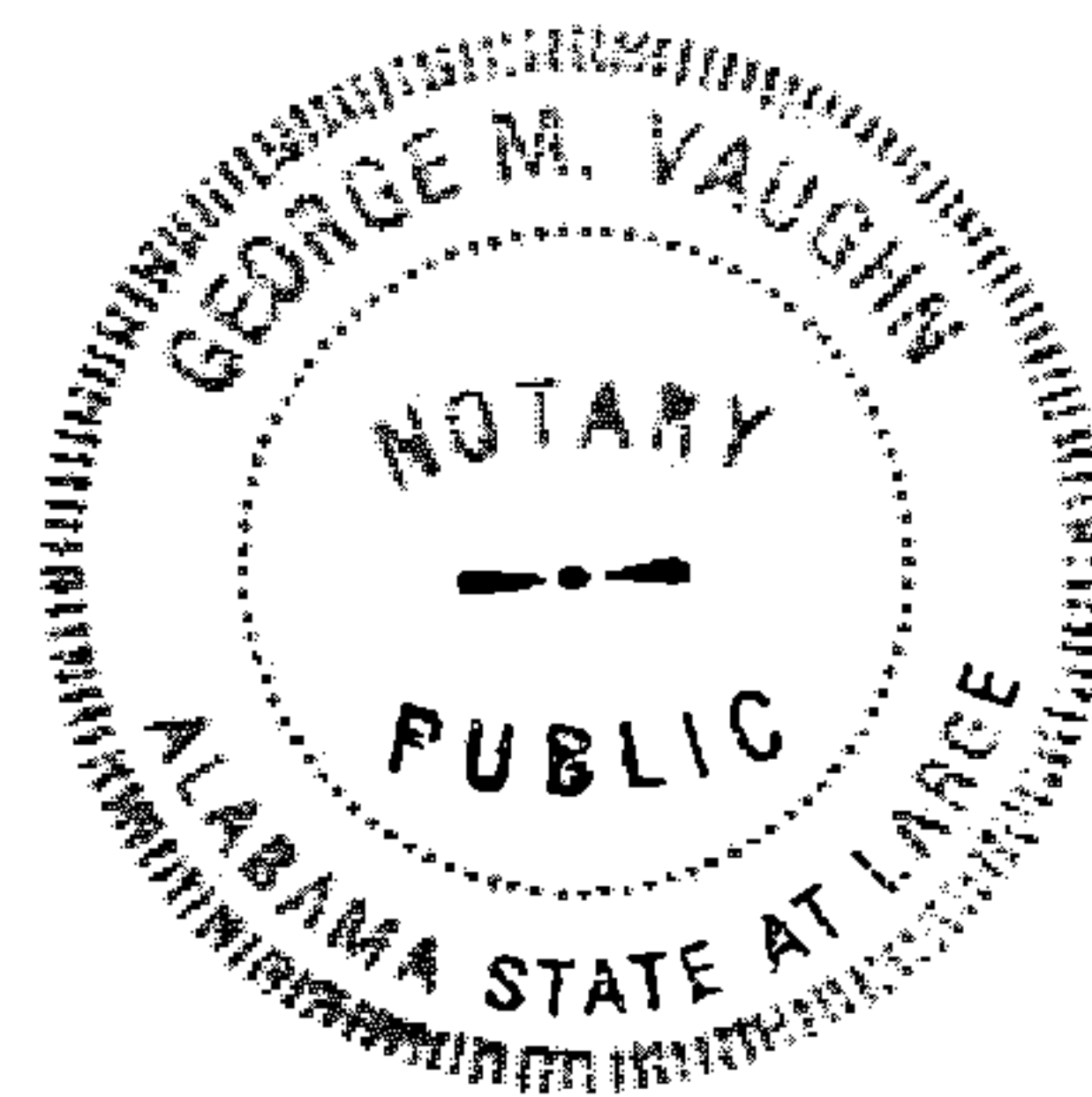


EXHIBIT A

LEGAL DESCRIPTION

Commence at the Northwestern corner of Lot 11, according to the Survey of Shelby Shores, as recorded in Map Book 4, Page 75. In the Office of the Judge of Probate, Shelby County, Alabama, said point also being situated on the Southerly right of way line of River Drive; thence run in a Southwesterly direction along said Southerly right of way line of River Drive a distance of 230.00 feet to the point of beginning; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southeasterly direction a distance of 183.68 feet; thence turn an angle to the right of 88 degrees 29 minutes and run in a Southwesterly direction 100.03 feet; thence turn an angle to the right of 91 degrees 31 minutes and run in a Northwesterly direction a distance of 186.33 feet to its intersection with the Southerly right of way line of said River Drive; thence turn an angle to the right of 90 degrees 00 minutes and run in a Northeasterly direction a distance of 100.00 feet along said Southerly right of way line of River Drive to the point of beginning. Said parcel situated Northwesterly of a slough and Southeasterly of River Drive. Situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 7, Township 22, Range 2 East.

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

Grantor's Name MICHAEL WEBER
 Mailing Address c/o George Vaughn
100 Olde Towne Road, Suite 105
Vestavia Hills, AL 35216

Grantee's Name STEVEN A. HORN
 Mailing Address 19439 RIVER DRIVE
SHELBY, AL 35143

Property Address 19439 RIVER DRIVE
SHELBY, AL 35143

Date of Sale SEPTEMBER 30, 2021
 Total Purchase Price \$215,000

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/04/2021 08:33:04 AM
 \$246.00 JOANN
 20211004000480940

or
 Actual Value \$

or
 Assessor's Market Value \$



Allen S. Byrd

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 9/30/2021

Print George M. Vaughn

☐ Unattested
 (verified by)

Sign
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1