This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, Al. 35051

File No.: S-21-27789

Send Tax Notice To: William E. Horton II. Carolyn B. Horton

930 Hwy 77 Columbiana, al 35051

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Thousand Five Hundred Dollars and No Cents (\$1,500.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Clint Horton and Danyel Horton, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto William E. Horton II and Carolyn B. Horton, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

All SW 1/4 of NE 1/4 of Section 4, Township 22 South, Range 1 East, Shelby County, Alabama, lying West of the West right of way of Highway 77 and North of the centerline of Fenly Road.

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN CONTRACTOR OF A COURT BOUND BY A STANCE OF A COURT BY A STANCE OF A COURT BY A STANCE OF A STANCE	a a.1
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the $\frac{\partial V}{\partial V}$ decay be $V = \frac{\partial V}{\partial V} = $	ay of
Land Hatt	
Clint Horton Danyel Horton	
State of Alabama	
County of Shelby	
I, <u>Opril Cark</u> , a Notary Public in and for the said County in said State, hereby certify to Clint Horton and Danyel Horton, whose name(s) is/are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of conveyance he/she/they executed the same voluntarily on the day the same bears date.	o is/ f the
Given under my hand and official seal this the $\frac{9^{12}}{2}$ day of $\frac{Nv\sqrt{cmber}}{2}$	
april Clark	Que de la constante de la cons
Notary Public, State of Alabama	
My Commission Expires: 4-12034	40 3
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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 Mailing Address Property Address	Clint Horton Danyel Horton 985 Hary 77 Colombiana, Al. 35051	Grantee's Name William E. Horton II Carolyn B. Horton Mailing Address O30 HW4777 Shumbiana CU 3505 Date of Sale Total Purchase Price or Actual Value		
		or Assessor's Market Value		
one) (Recordation Bill of Sale XX Sales Con Closing St	of documentary evidence is not require tract atement ocument presented for recordation cor	an be verified in the following documentary evidence: (check ed) Appraisal Other ntains all of the required information referenced above, the filing		
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 be	eing 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 of the assessor's current market value.				
valuation, of the pro	perty as determined by the local officia	the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property ed pursuant to Code of Alabama 1975 § 40-22-1 (h).		
•	hat any false statements claimed on th	formation contained in this document is true and accurate. I his form may result in the imposition of the penalty indicated in		
Date November 08	2021	Print Clint Horton		
Unattested		SignSign		
	Filed and Recorded by) Official Public Records Judge of Probate, Shelby County Ala	(Grantor/Grantee/Owner/Agent) circle one		

Form RT-1

Clerk

Shelby County, AL

\$26.50 CHARITY

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