

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **J. Edward Horne, Jr., a married person, Thomas D. Horne, a married person Debrah (aka Deborah) Anne Horne Monroe a married person and Sherill Leigh Horne Vansant a married person**, (herein referred to as Grantors), grant, bargain, sell and convey unto **John E. Horne and Beverly S. Horne, husband and wife, as joint tenants with right of survivorship** (herein referred to as Grantees), the following described real estate, situate in Shelby County, Alabama, to-wit:

Lot 12, according to the Plat of Cedar Meadows, as recorded in Map Book 34, Page 125, and Document # 20050317000119380, also a re-survey of Lot 6, Block 1 of Mountain View Estates, as recorded in Map Book 4, page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 213 Cedar Meadows, Maylene, Alabama 35114.

This property is not the homestead of any of the grantors herein.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belong or in anywise appertaining to have and to hold unto the said Grantees, their heirs, successors and assigns forever.

And Grantors do for themselves, and for their successors and assigns, covenant with the Grantees, their successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that the above described property is free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their successors and assigns shall warrant and defend same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed effective this 2nd day of June, 2022.

Signature Page to Warranty Deed to John E. Horne and Beverly S. Horne

Signed, sealed and delivered
in the presence of:

Trent Horne

J. Edward Horne, Jr.
J. Edward Horne, Jr.

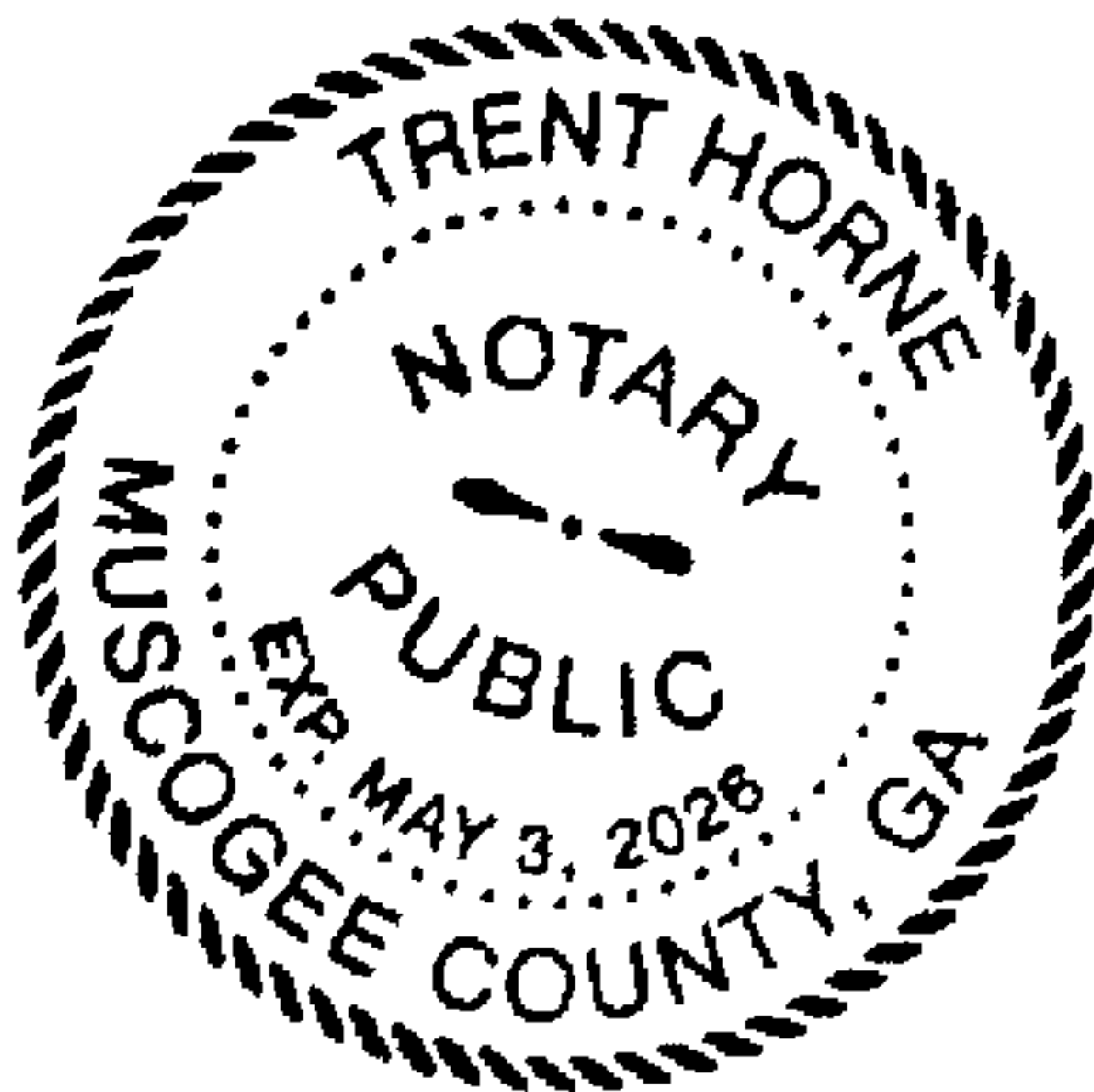
STATE OF Georgia

COUNTY OF Muscogee

I, Trent Horne, the undersigned Notary Public, in and for said State and County, hereby certify that **J. Edward Horne, Jr.** signed his name to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this 2nd day of June, 2022.

(seal)



Trent Horne 6-2-22
NOTARY PUBLIC
My Commission Exp. May 3, 2026

Signature Page to Warranty Deed to John E. Horne and Beverly S. Horne

Signed, sealed and delivered
in the presence of:

Candyce J. Bell

Codyce J Bell

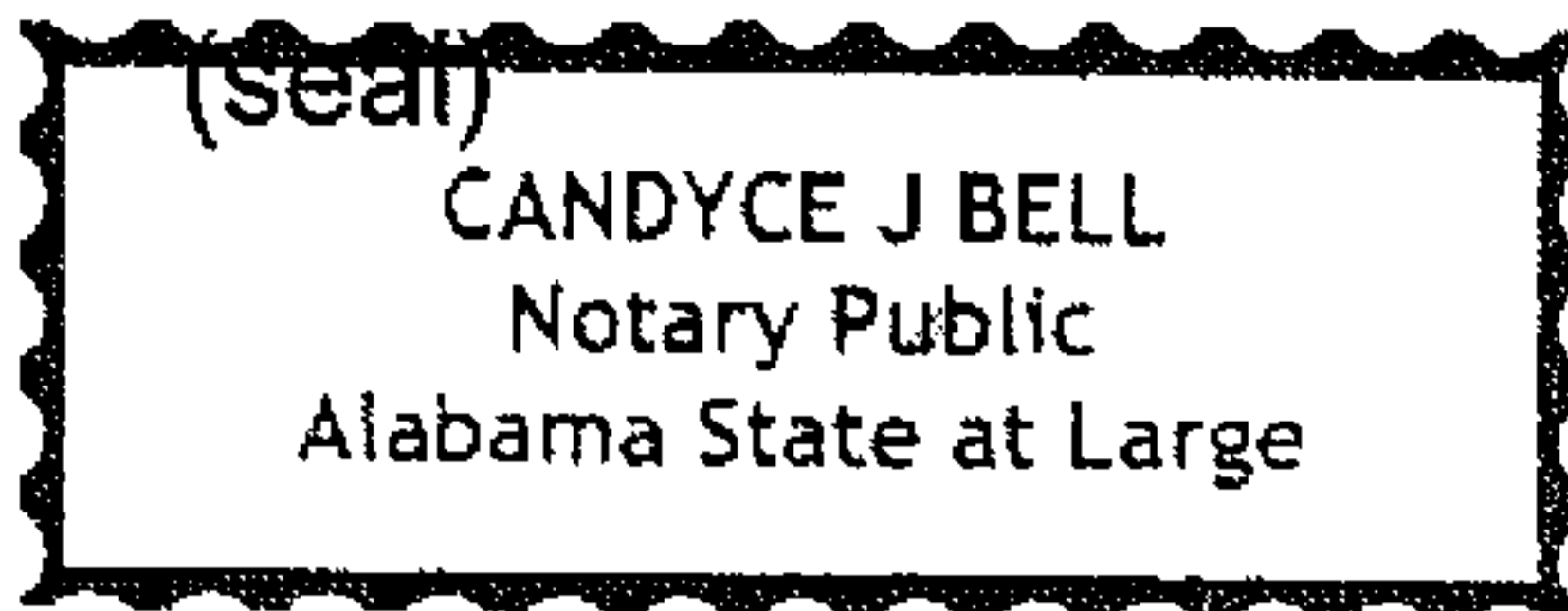
STATE OF Alabama

COUNTY OF Jefferson

Thomas D. Horne
Thomas D. Horne

I, Candyce J. Bell, the undersigned Notary Public, in and for said State and County, hereby certify that **Thomas D. Horne** signed his name to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this 2nd day of June, 2022.



Codyce J Bell
NOTARY PUBLIC
My Commission Exp.

My Commission Expires 11-21-2023

Signature Page to Warranty Deed to John E. Horne and Beverly S. Horne

Signed, sealed and delivered
in the presence of:

Patricia Salinas
[Signature]

Debrah (aka Deborah) Anne Horne Monroe
[Signature]

STATE OF Florida

COUNTY OF Eschscholtz

I, REBECCA F. KATES, the undersigned Notary Public, in and for said State and County, hereby certify that **Debrah (aka Deborah) Anne Horne Monroe** signed his name to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this 2nd day of June, 2022.

(seal)

[Signature]
NOTARY PUBLIC
My Commission Exp.

REBECCA F. KATES
Notary Public, State of Florida
My Comm. Expires Oct. 20, 2025
Commission No. HH 167591

Signature Page to Warranty Deed to John E. Home and Beverly S. Home

Signed, sealed and delivered
in the presence of:


Sherill Leigh Home Vansant

STATE OF Alabama


COUNTY OF Shelby

I, Adam W. Holmes, the undersigned Notary Public, in and for said State and County, hereby certify that **Sherill Leigh Home Vansant** signed his name to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this 2 day of June, 2022.

(seal)




NOTARY PUBLIC
My Commission Exp. 05-23-2026

GRANTEE'S ADDRESS:
213 Cedar Meadows
Maylene, AL 35114

This instrument prepared by
and return to:
Emmanuel, Sheppard & Condon
John W. Monroe, Jr., Esq.
30 S. Spring St.
Pensacola, FL 32502



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/07/2022 02:18:42 PM
 \$206.50 CHARITY
 20220607000228650

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantee's Name J. Edward Horne, Jr., Thomas D.
 Horne, Deborah Anne Horne Monroe, Sherill Leigh
 Horne

Mailing Address 213 Cedar Meadows
 Maylene, AL 35114

Property Address 213 Cedar Meadows
 Maylene, AL 35114

Grantor's Name John E. Horne and Beverly S. Horne

Mailing Address 213 Cedar Meadows
 Maylene, AL 35114

Date of Sale June 2, 2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$249,500.00

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 2/3's tax value is \$166,167.00

☐ Closing Statement

If the conveyance document presented for recordation contains all 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

Print

Unattested
 (verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one