



20220705000266470 1/3 \$138.50
Shelby Cnty Judge of Probate, AL
07/05/2022 04:26:46 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Laynee A. Martin fka Laynee A. McKeever, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Olivia K. Hortenstine fka Olivia K. McKeever (herein referred to as GRANTEE) all of her undivided one-half interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A parcel or land located in the SW 1/4 of NE 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 1/4 Section, from the East line of said 1/4 1/4 Section turn 3 deg. 56 min. 49 sec. left, in a Northwesterly direction, along a fence, a distance of 334.13 feet; thence 109 deg. 40 min. 41 sec. left in a Southwesterly direction a distance of 166.59 feet to the point of beginning; thence 14 deg. 47 min. 28 sec. right in a Southwesterly direction a distance of 281.10 feet; thence 70 deg. 04 min. 45 sec. right in a Northwesterly direction a distance of 315.71 feet to the center line of Shelby County Highway 39; thence 96 deg. 40 min. 46 sec. right, in a Northeasterly direction along said center line, a distance of 100.0 feet; thence 5 deg. 54 min. 02 sec. left in a Northeasterly direction, along said center line, a distance of 144.27 feet; thence 86 deg. 14 min. 34 sec. right, in a Southeasterly direction, a distance of 398.43 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

Shelby County, AL 07/05/2022
State of Alabama
Deed Tax: \$110.50



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TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and her heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

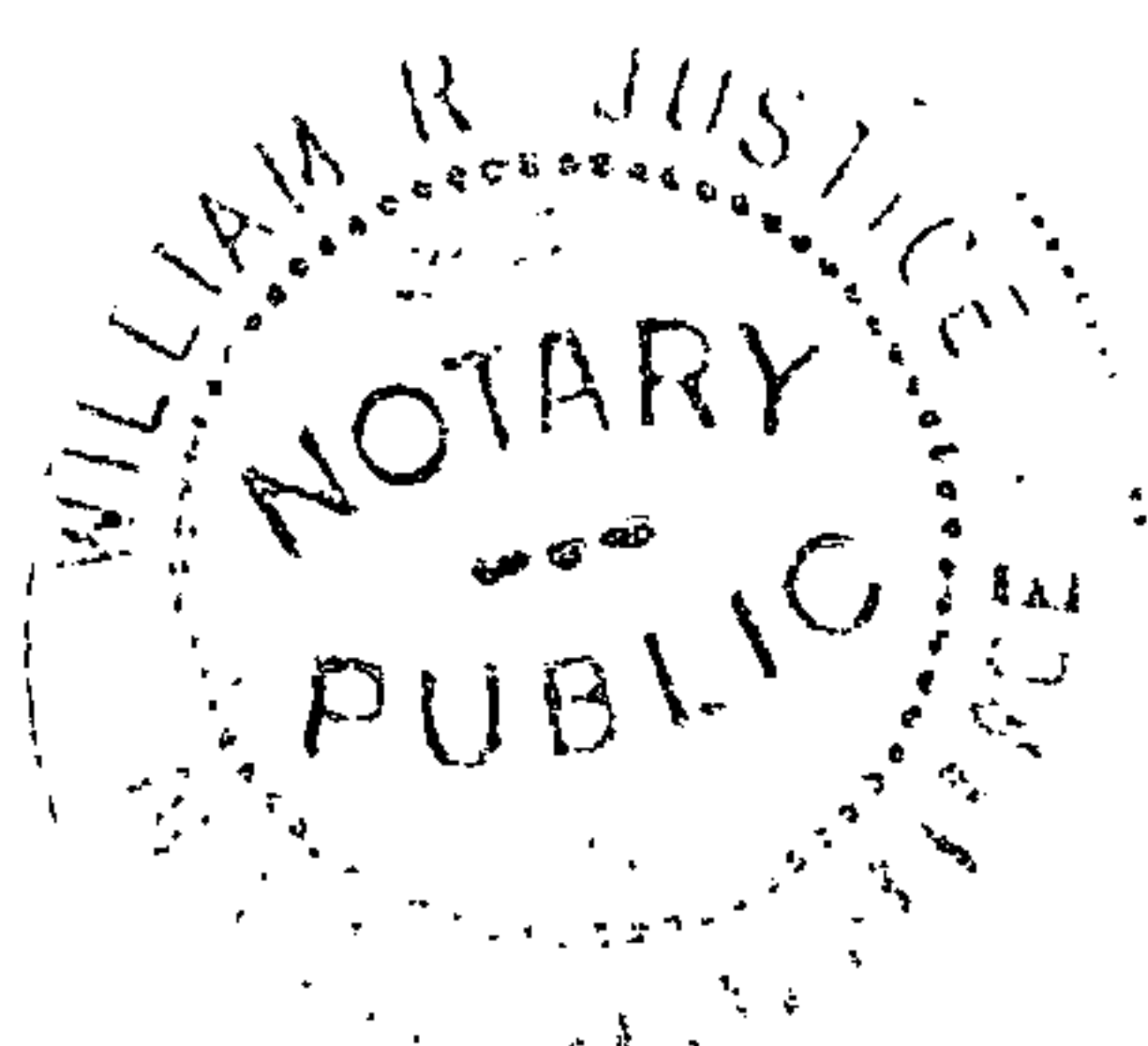
5th day of July, 2022.

Laynee A. Martin
Laynee A. Martin

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laynee A. Martin, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, 2022.



William R. Justice
Notary Public

My commission expires: 9/12/23

This Document must be filed in accordance with Code of Alabama 1975, Sec. 17-1-2.

Form RT-1