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

20220705000266470 2/3 \$138.50 Shelby Cnty Judge of Probate, AL 07/05/2022 04:26:46 PM FILED/CERT

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 513 day of July, 2022.

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

Notary Public

My commission expires: 9/12/23

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Se

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

Grantor's Name	Laynee A. Martin	Grantee's Name	Olivia K. Hortenstine
Mailing Address	309 Kimberly Drive	_ Mailing Address	3967 Moore's Mill Road
	Auburn, AL 36832		Auburn, AL 36830
Property Address	5065 County Rd 39	Date of Sale	July 5, 2022
	Chelsea, AL 35043	_ Total Purchase Price	
		_ or	
		_ Actual Value	\$110,060
		or Assessor's Market Value	\$ 1/2 assessor's market value
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 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).			
accurate. I further u		atements claimed on this form	d in this document is true and may result in the imposition
Date 7/5/22		Print Laynee A. Martin	
Unattested	(verified by)	Sign Ray A. M/VIV Grantor) Grantee	ਜੇ∧ e/Owner/Agent) circle one