

20221102000410400  
11/02/2022 09:25:55 AM  
DEEDS 1/7

This Instrument was Prepared by:

Send Tax Notice To: Manuel Rivera

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

2405 Chanda Brook Dr  
Pelham AL 35124

File No.: S-22-28691

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **The Peggy Horton Family Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Manuel Rivera**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

**\$208,000.00** 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 Grantee, his, her or their heirs and assigns forever.

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 WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of October, 2022.

THE PEGGY HORTON FAMILY TRUST

By Kiplen A. Horton  
Trustee

By Malissa K. Horton  
Trustee

By John K. Horton  
Trustee

State of Alabama

County of Shelby

This instrument was Prepared by:

Send Tax Notice To: Manuel Rivera

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 36001

File No.: S-22-28891

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00), 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, **The Peggy Horton Family Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Manuel Rivera**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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

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TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of October, 2022.

THE PEGGY HORTON FAMILY TRUST

By Kiplen A. Horton  
Trustee

By Malissa K. Horton  
Trustee

By John K. Horton  
Trustee

State of Alabama

County of Shelby

I, \_\_\_\_\_, a Notary Public in and for the said County in said State, hereby certify that Kiplen A. Horton as Trustee of The Peggy Horton Family Trust, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of October, 2022.

Notary Public, State of Alabama

My Commission Expires: \_\_\_\_\_

This instrument was Prepared by:

Send Tax Notice To: Manuel Rivera

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

File No.: S-22-28891

### WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00), 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, The Peggy Horton Family Trust, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Manuel Rivera, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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

\$208,000.00 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 Grantee, his, her or their heirs and assigns forever.

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 WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of October, 2022.

THE PEGGY HORTON FAMILY TRUST

By Kiplen A. Horton  
Trustee

By Malissa K. Horton  
Trustee

By John K. Horton  
Trustee

State of Alabama

County of Shelby

I, \_\_\_\_\_, a Notary Public in and for the said County in said State, hereby certify that Kiplen A. Horton as Trustee of The Peggy Horton Family Trust, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of October, 2022.

Notary Public, State of Alabama

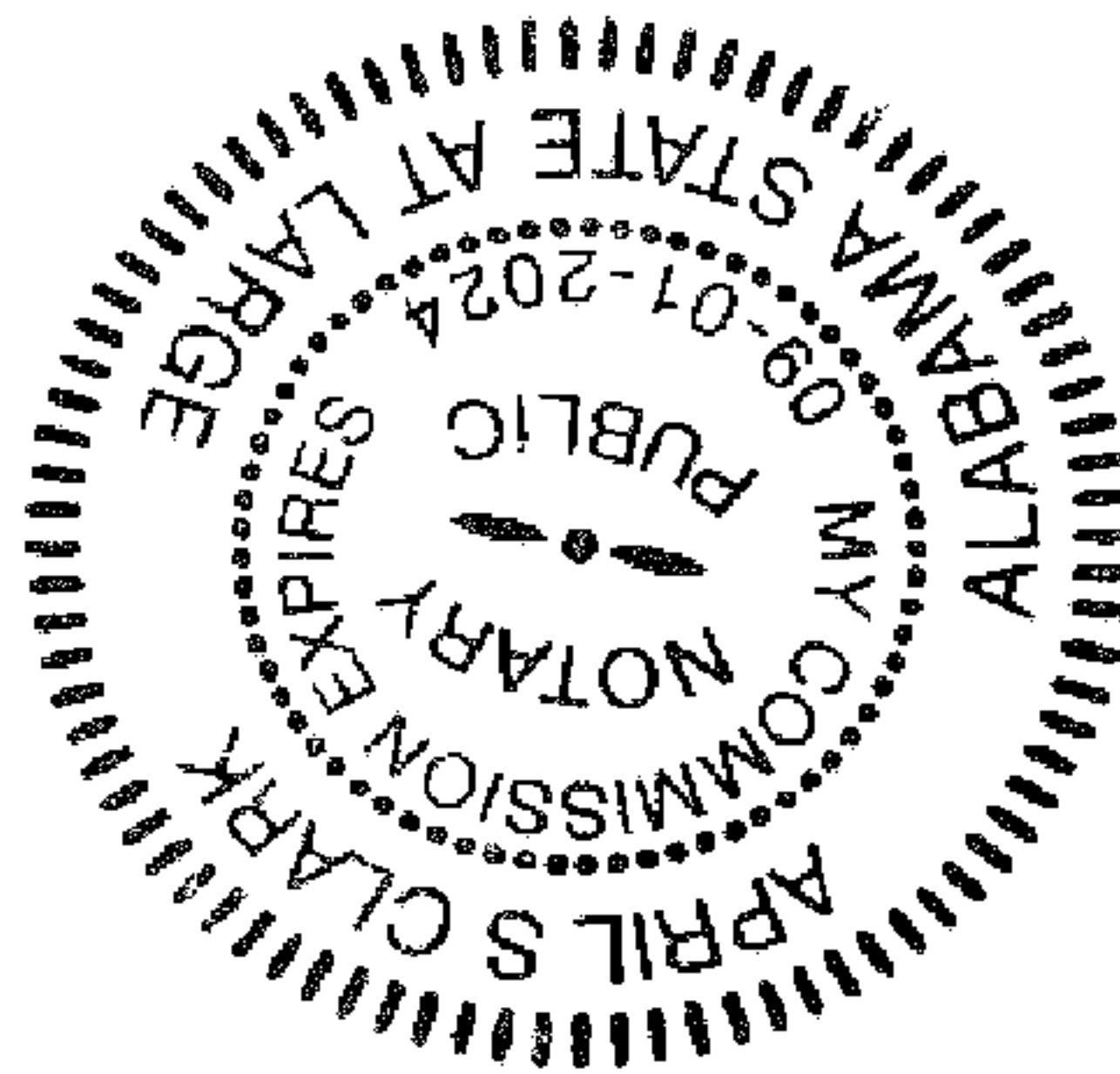
My Commission Expires: \_\_\_\_\_

STATE OF Alabama  
COUNTY OF Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Kiplen A Horton as Trustee of , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21<sup>st</sup> day of October, 2022 .

April Clark  
Notary Public  
State of Alabama  
My Commission Expires : 9-1-2024



STATE OF Ms  
COUNTY OF Lee

I, Charlissa Williams, a Notary Public in and for the said County in said State, hereby certify that John K. Horton as Trustee of , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of October, 2022 .

Charlissa Williams  
Notary Public  
State of ~~Alabama~~  
My Commission Expires : 2/8/2026





STATE OF Alabama  
COUNTY OF Baldwin

I, Carla D. Givens, a Notary Public in and for the said County in said State, hereby certify that **Malissa K. Horton** as Trustee of , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26<sup>th</sup> day of October, 2022 .

Carla D. Givens  
Notary Public  
State of Alabama  
My Commission Expires : 5/9/2023

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for the said County in said State, hereby certify that **John K. Horton** as Trustee of , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2022 .

\_\_\_\_\_  
Notary Public  
State of Alabama  
My Commission Expires : \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, being the remaining part of the land described in a deed to John Kenneth and Peggy Horton, recorded in Deed Book 296, Page 684, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:  
Commencing at an iron bar found at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence South 00 degrees 03 minutes 00 seconds East along the East line of said Quarter Section, a distance of 342.66 feet to the center of Town Creek; thence South 74 degrees 02 minutes 43 seconds West along the center of Town Creek, a distance of 149.06 feet to a point; thence South 74 degrees 00 minutes 13 seconds West along the center of Town Creek a distance of 113.01 feet to the point of beginning; thence continuing South 74 degrees 00 minutes 13 seconds West along the center of Town Creek a distance of 47.00 feet to a point; thence westerly a distance of 153 feet to a point located on East side of State highway 25 right of way; thence North 25 degrees 41 minutes 00 seconds East along said right of way a distance of 129.37 feet to a railroad spike, found; thence South 70 degrees 18 minutes 48 seconds East a distance of 131.30 feet to a 1/2 inch rebar, found; thence South 01 degrees 04 minutes 40 seconds East a total distance of 126.97 feet to the point of beginning, passing at 97.42 feet an axle found.

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

Grantor's Name	<u>The Peggy Horton Family Trust</u>	Grantee's Name	<u>Manuel Rivera</u>
Mailing Address	<u>1053 Jaye Dr</u> <u>Gardendale, AL 35071</u>	Mailing Address	<u>2405 Shandbrook Dr</u> <u>Pelham, AL 35124</u>
Property Address	<u>21066 - 21050 Hwy 25</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>October 27, 2022</u>
		Total Purchase Price	<u>\$250,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 October 25, 2022

Print The Peggy Horton Family Trust

Unattested

Sign Malissa L. Horton  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/02/2022 09:25:55 AM**  
**\$84.00 PAYGE**  
**20221102000410400**

Form RT-1



*Allie S. Bayl*