THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Nancy Horton Moore

5/0/4/97

Columbian Al 35057

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$25,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Roy Clifton Horton, a married man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Nancy Horton Moore* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description. 1/5 interest in and to the property described herein.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2019.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Roy Clifton Horton*, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

___, 2019.

Notary Public

My Commission Expires: 9/22/2020

EXHIBIT A – LEGAL DESCRIPTION

- The SW ¼ of NE ¼ of Section 32, Township 21, Range 1 West, EXCEPT that part sold to Mildred Albright, as shown by deed recorded in Deed Book 149 Page 176 in the Probate Office of Shelby County, Alabama; and also EXCEPT that part sold to Paul White, as shown by deed recorded in Deed Book 174 Page 20 in said Probate Office; and also EXCEPT that part in the Southwest corner sold to Erwin Horton as shown in deed recorded in Deed Book 220 Page 119 in said Probate Office. Also, EXCEPT property described in Instrument No. 2000-37810 in said Probate Office of Shelby County, Alabama.
- Begin at the Northwest corner of the SW ¼ of the NE ¼ of Section 32, Township 21 South, Range 1 West, thence Easterly along the North boundary of said quarter a distance of 420.00 feet; thence turn an angle to the right in a Southerly direction 91°59′ a distance of 250.00 feet to a Point of Beginning; thence proceed on the previous course a distance of 210.00 feet; thence turn an angle to the right in a Westerly direction 88°01′ a distance of 210.00 feet; thence turn an angle to the right in a Northerly direction 91°59′ a distance of 210.00 feet; thence turn an angle to the right in an Easterly direction 88°01′ a distance of 210 feet to the point of beginning, said lot containing 1.01 acres.

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Real Estate Sales Validation Form

This I	Document must be filed in acco	ordance with Code of Alabama 197	75, Section 40-22-1	
Grantor's Name	Roy Cliffy Move	Grantee's Name_	Nonce Hosten Moore	
Mailing Address	- 155 / 1+w, 31	Mailing Address	510 Hay 97	
	Columbiane Al S	<u> </u>	Calumbian, RR 35057	
Property Address	SHY I Lwg 97 Columbiany All 350	Date of Sale Total Purchase Price or Actual Value	11 Jan 19 \$ 25000	
		or Assessor's Market Value	<u>*</u>	
Bill of Sale Sales Contract Closing Statem	tent	this form can be verified in the nentary evidence is Appraisal Other	Official Public Records Judge of Probate, Shelby County Alabama Clerk Shelby County, AL 03/02/2023 03:27:41 PM \$53.00 JOANN	
If the conveyance dabove, the filing of the	locument presented for reco this form is not required.	ordation contains all of the req	uired information referenced	Q.
		Instructions		
	d mailing address - provide in current mailing address.	the name of the person or per	sons conveying interest	
Grantee's name and to property is being		the name of the person or per	rsons to whom interest	
Property address -	the physical address of the	property being conveyed, if av	/ailable.	
Date of Sale - the d	late on which interest to the	property was conveyed.		
-	e - the total amount paid for the instrument offered for re	r the purchase of the property, ecord.	both real and personal,	
conveyed by the ins	· · · · · · · · · · · · · · · · · · ·	This may be evidenced by an	both real and personal, being appraisal conducted by a	
excluding current us responsibility of valu	se valuation, of the property	etermined, the current estimated as determined by the local of expurposes will be used and the control of the current estimated and the current estimated and the current estimated and the current estimated and the current estimated as a current estimat	ficial charged with the	
accurate. I further u		that the information contained atements claimed on this form 175 § 40-22-1 (h).		
Date /1 27/019	-	Print Roy Clifa	Lon Moore	
Unattested		Sign May Cly (Grantor/Grantee	-m- Herrin	
	(verified by)	(Grantor/Grantee	/Owner/Agent) circle one	

Form RT-1