

**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  
510 Hwy 97  
Columbiana, AL 35051

**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, **Fred Wayne 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 on Exhibit A.

**SUBJECT TO:**

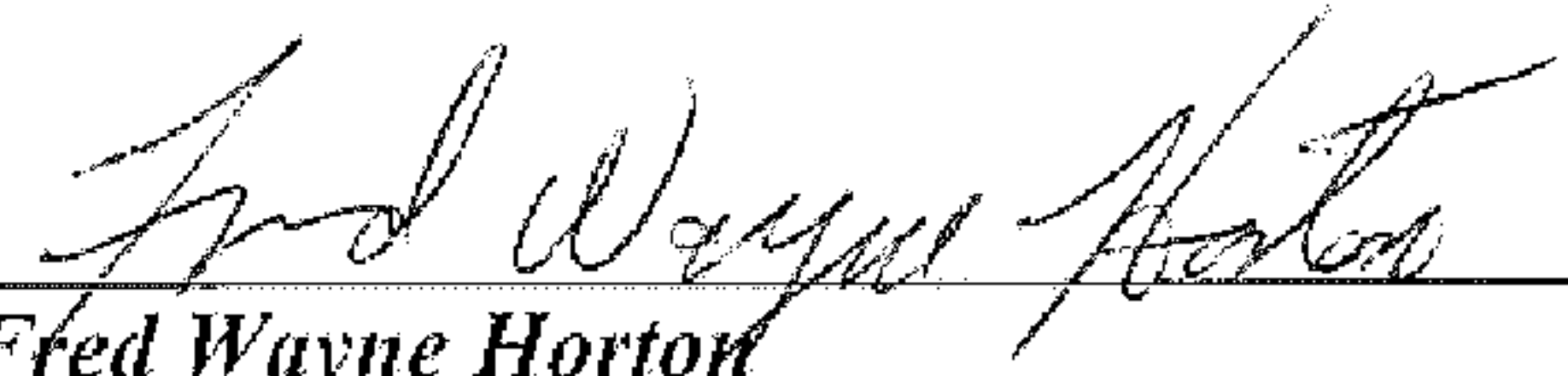
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

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.

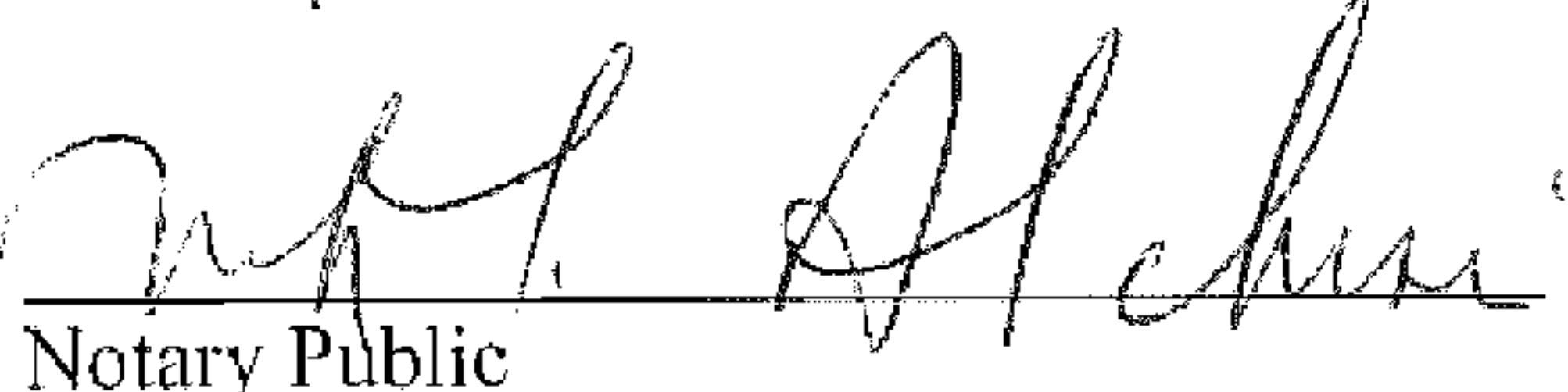
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 9th day of Jan, 2019.

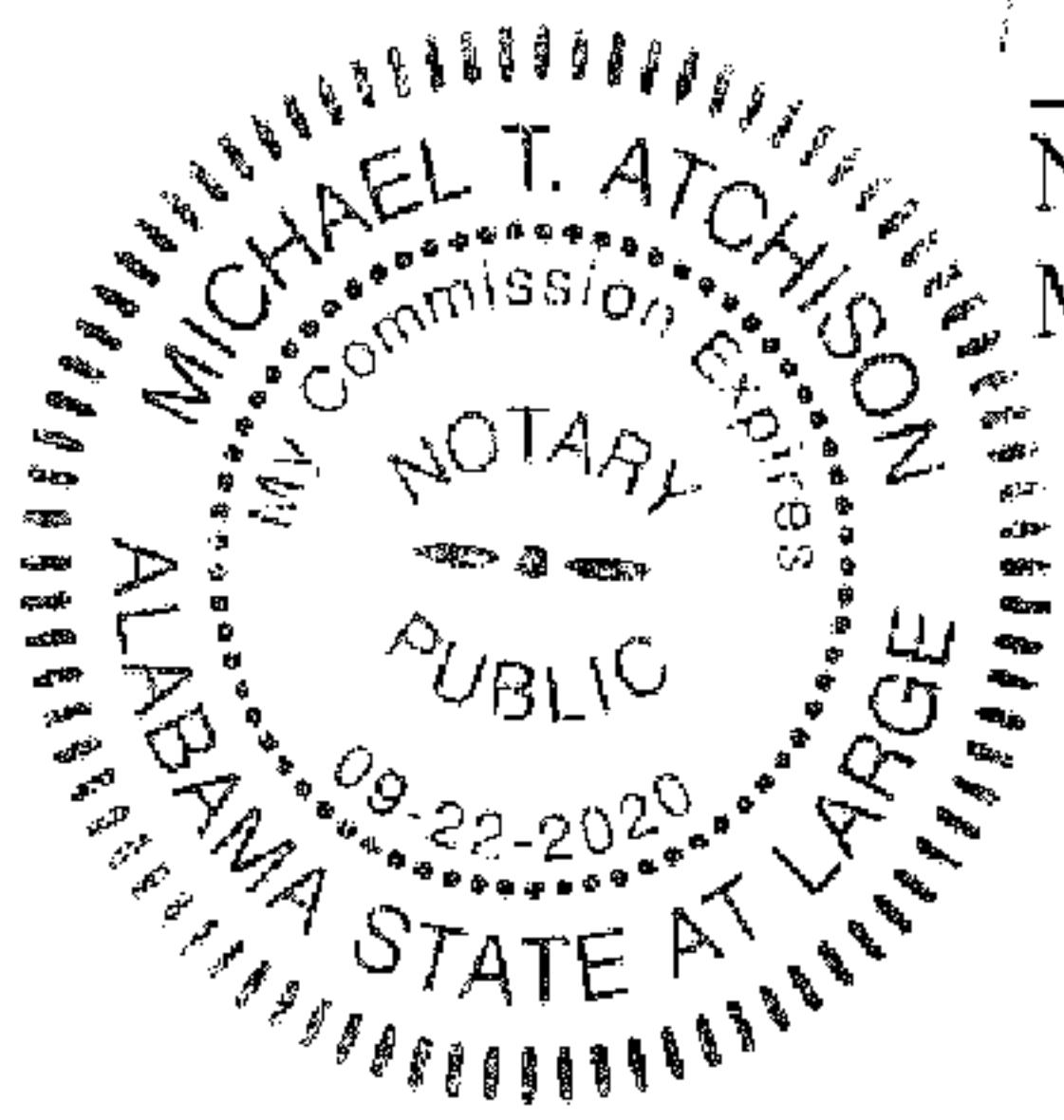
  
\_\_\_\_\_  
**Fred Wayne Horton**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Fred Wayne 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 9th day of Jan, 2019.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/22/2020



**EXHIBIT A – LEGAL DESCRIPTION**

- I The SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  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.
- II Begin at the Northwest corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  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  $91^{\circ}59'$  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  $88^{\circ}01'$  a distance of 210.00 feet; thence turn an angle to the right in a Northerly direction  $91^{\circ}59'$  a distance of 210.00 feet; thence turn an angle to the right in an Easterly direction  $88^{\circ}01'$  a distance of 210 feet to the point of beginning, said lot containing 1.01 acres.

## Real Estate Sales Validation Form

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

Grantor's Name Fred Wayne Horton Grantee's Name Nancy Horton Moore  
 Mailing Address 201 Horton Ave NE Mailing Address 5101 Hwy 97  
Columbus AL 35040 Columbus AL 35055

Property Address 544 Hwy 97 Date of Sale 1-9-19  
Columbus, AL 35057 Total Purchase Price \$ 25,000.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 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 \_\_\_\_\_)

\_\_\_\_\_ Bill of Sale  
☒ Sales Contract  
 \_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal  
 \_\_\_\_\_ Other



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 03/02/2023 03:27:43 PM  
 \$53.00 JOANN  
 20230302000058180

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

*Allen S. Boyd*

## 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 9 Jan 2019

Print Fred Wayne Horton

Unattested

Sign Fred Wayne Horton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1