

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Roger Dale Horton
Leila D. Horton
P.O. Box 585
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY SIX THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$26,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Nancy Horton Moore, a married woman (herein referred to as Grantor)* grant, bargain, sell and convey unto *Roger Dale Horton and Leila D. Horton, as joint tenants with right of survivorship (herein referred to as Grantees)*, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit “A” for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

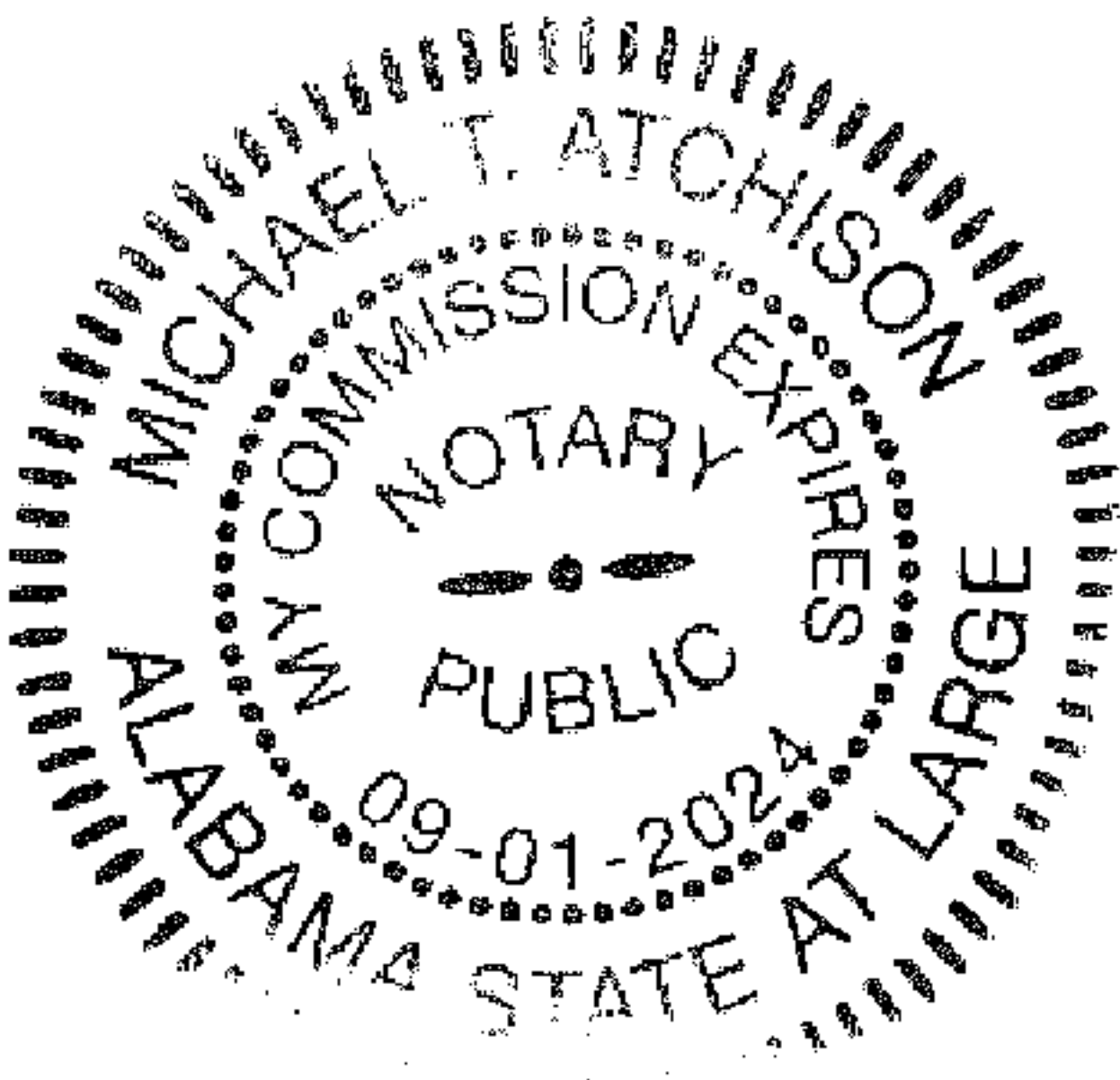
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of May 2023.

Nancy Horton Moore
Nancy Horton Moore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Nancy Horton Moore*, 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 14th day of May 2023.



Michael T. Atchison

Notary Public
My Commission Expires: 9-1-24

Exhibit "A" -Legal Description

Commence at a 3" capped iron found at the SW Corner of the SW Quarter of the NE Quarter of said Section 32 and thence run North 89° 53' 33" East (an assumed bearing) along the South boundary line of said Quarter-Quarter Section for a distance of 209.92 feet to a point; thence run North 02° 01' 51" East for a distance of 203.37 feet to a 3/8" rebar found; thence continue North 02° 01' 51" East for a distance of 80.01 feet to a point; thence run North 89° 53' 33" East and parallel with the South boundary line of said Quarter-Quarter Section for a distance of 209.93 feet to an iron pin set with SSI cap at the Point of Beginning; thence run North 01° 58' 40" East for a distance of 438.23 feet to an iron pin set with SSI cap on the Southeast Right-of-Way line of Shelby County Highway 314; thence run North 60° 38' 10" East for a distance of 177.42 feet to an iron pin set with SSI cap on the Southeast Right-of-Way line of Shelby County Highway 314; thence run North 64° 01' 19" East for a distance of 130.67 feet to an iron pin set with SSI cap on the Southeast Right-of-Way line of Shelby County Highway 314; thence run South 74° 39' 30" East for a distance of 214.03 feet to an iron pin set with SSI cap; thence run South 01° 58' 40" West for a distance of 525.00 feet to an iron pin set with SSI cap; thence run South 89° 53' 33" West and parallel with the South boundary line of said Quarter-Quarter Section for a distance of 475.50 feet to the Point of Beginning. Said Part of the SW Quarter of the NE Quarter of Section 32, Township 21 South, Range 1 West containing 5.8 acres more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/17/2023 03:40:00 PM
 \$54.50 PAYGE
 20230517000147310

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Nancy Horton Moore
 Mailing Address 510 Hwy 97
Columbiana, AL 35051

Grantee's Name Roger Dale Horton
 Mailing Address P.O. Box 585
Columbiana, AL 35051

Property Address _____
Hwy 97
Longwood

Date of Sale 5-11-23
 Total Purchase Price \$ 26,000
 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 is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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).

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 5-11-23

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1