

This instrument was prepared by:

Nancy Horton Moore  
510 Hwy 97  
Columbiana, AL 35051

Send Tax Notice to:

Roy Clifton Horton  
155 Hwy 314  
Columbiana, AL 35051

WARRANTY DEED

20230524000156340 1/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
05/24/2023 01:10:15 PM FILED/CERT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE THOUSAND DOLLARS AND ZERO CENTS (\$3,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Nancy Horton Moore, a married woman (herein referred to as Grantors), grant, bargain, sell and convey unto, Roy Clifton Horton (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to wit:

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.

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.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of May, 2023.

Nancy Horton Moore  
Nancy Horton Moore

Shelby County, AL 05/24/2023  
State of Alabama  
Deed Tax: \$3.00

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of May, 2023.

Geneva Johnson  
Notary Public  
Alabama State at Large  
My Comm. Expires 10/18/2025

Geneva Johnson  
Notary Public  
My Commission Expires: 10-18-25



# Real Estate Sales Validation Form

20230524000156340 2/2 \$28.00  
Shelby Cnty Judge of Probate, AL  
05/24/2023 01:10:15 PM FILED/CERT

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 Roy Clifton Horton  
Mailing Address 155 Hwy 314  
Columbiana, AL 35051

Property Address No Property Address

Date of Sale 5-24-2023

Total Purchase Price \$ 3,000<sup>00</sup>

or

Actual Value \$ 3,000<sup>00</sup>

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 5-24-2023

Print Nancy Horton Moore

Unattested

(verified by)

Sign Nancy Horton Moore  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1