

This Instrument was Prepared by:

Send Tax Notice To: Christopher Horner

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-23-29041

1726 Alston Farm Rd
Columbiana, AL 35051

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Eighty Thousand Dollars and No Cents (\$480,000.00)**, 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, **Jeffery M. Carter and Michelle C. Carter**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Horner and Leomarys N. Horner**, as joint tenants with the right of survivorship (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 taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$384,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of May, 2023.

2020.

Jeffery M. Carter


Michelle C. Carter

State of Alabama

County of Shelby

I, John H. K. S.W., a Notary Public in and for the said County in said State, hereby certify that Jeffery M. Carter and Michelle C. Carter, 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 31st day of May, 2023.

the *the*

9-1-24

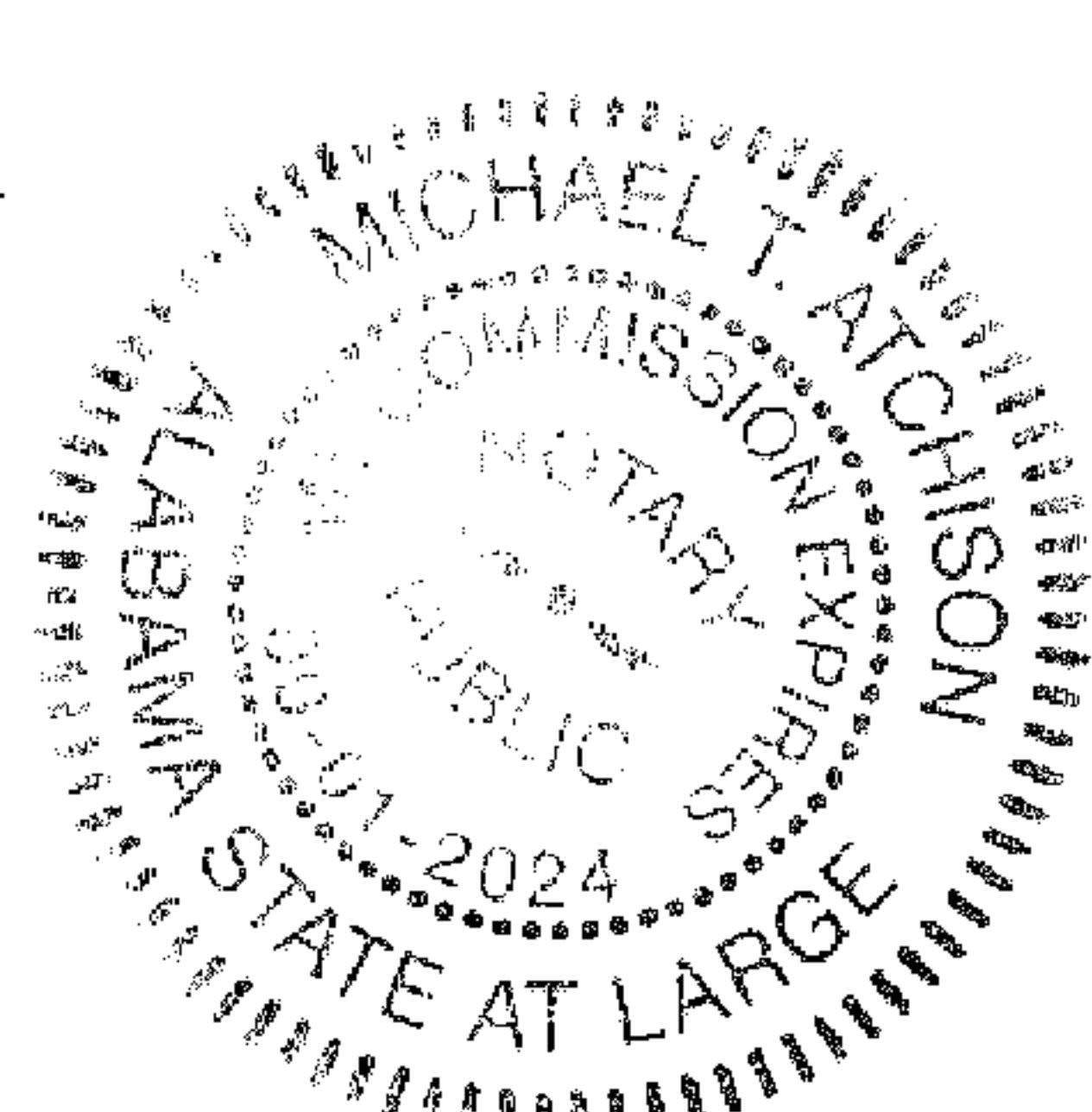


EXHIBIT "A"
LEGAL DESCRIPTION

Two parcels of land in the Southeast Quarter of the Northwest Quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

PARCEL I:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence South 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section, a distance of 665.65 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the point of beginning; thence South 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section, a distance of 665.65 feet to a point; thence South 89 degrees 54 minutes 57 seconds East, a distance of 255.15 feet to Southwest corner of Duane Robertson property; thence North 00 degrees 02 minutes 53 seconds East, a distance of 660.71 feet to a point; thence North 89 degrees 57 minutes 07 seconds West, a distance of 255.25 feet to the point of beginning.

PARCEL II:

Commencing at a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165", at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said section 17; thence South 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section, a distance of 434.00 feet to the point of beginning; thence South 00 degrees 08 minutes 31 seconds East, along the West line of said sixteenth section, a distance of 231.66 feet to a point; thence South 89 degrees 57 minutes 07 seconds East, a distance of 472.08 feet to a point; thence North 39 degrees 09 minutes 32 seconds West, along an existing fence, a distance of 213.56 feet to a point; thence North 55 degrees 49 minutes 18 seconds West, along an existing fence a distance of 85.17 feet to a point; thence North 75 degrees 37 minutes 56 seconds West along an existing fence, a distance of 35.84 feet to a point; thence South 84 degrees 59 minutes 09 seconds West along an existing fence, a distance of 147.61 feet to a point; thence North 75 degrees 11 minutes 35 seconds West, along an existing fence, a distance of 88.52 feet to the point of beginning.

LESS AND EXCEPT: Property conveyed to Duane Robertson in Inst. 20141104000348260 recorded in Probate Office, Shelby County, Alabama.

EASEMENT DESCRIPTION:

Beginning at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 17; thence North 00 degrees 08 minutes 31 seconds East, a distance of 81.41 feet to the South right of way of the Alston Farm Road; thence North 89 degrees 55 minutes 18 seconds East, a distance of 30.00 feet to a point; thence South 00 degrees 08 minutes 31 seconds East, a distance of 530.16 feet to a point; thence North 75 degrees 11 minutes 35 seconds West, a distance of 33.10 feet to a point; thence North 00 degrees 08 minutes 31 seconds West a distance of 434.00 feet to the point of beginning.

Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|--|
| Grantor's Name | Jeffery M. Carter Michelle C. Carter | Grantee's Name | Christopher Horner <i>1726 Alston Farm Rd</i> |
| Mailing Address | <i>180 Hackberry Circle Chelsea, AL 35043</i> | Mailing Address | <i>Columbiana, AL 35051</i> |
| Property Address | 1726 Alston Farm Rd. Columbiana, AL 35051 | Date of Sale | April 25, 2023 |
| | | Total Purchase Price | \$480,000.00 |
| | | 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 is not required)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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.

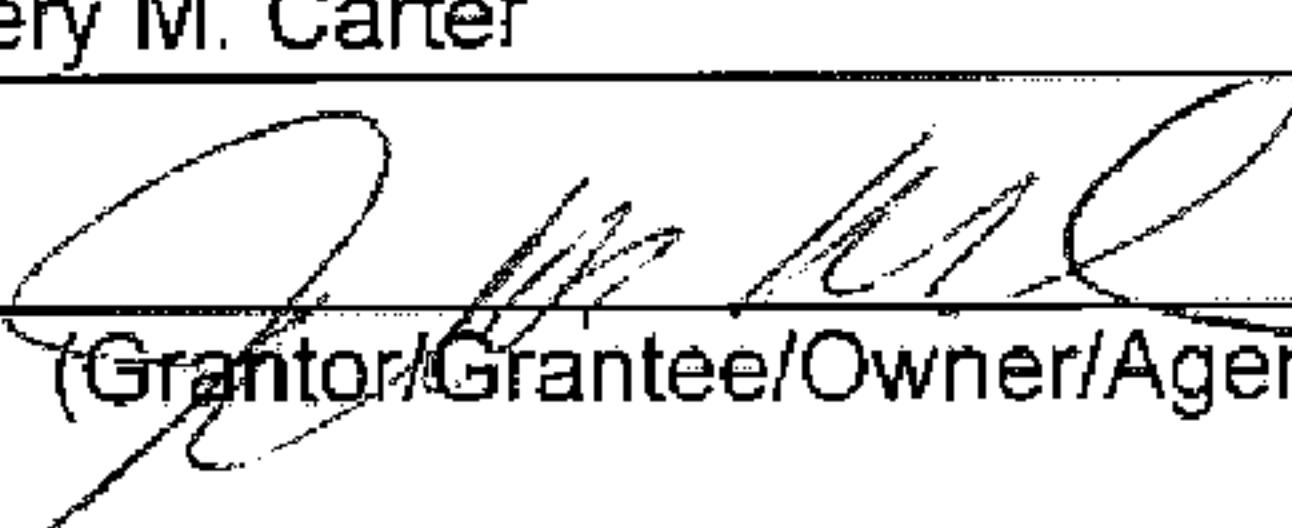
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 May 30, 2023

Print Jeffery M. Carter

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Unattested

Filed and Recorded (verified by)

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/01/2023 01:38:12 PM

\$124.00 JOANN

20230601000164170

Form RT-1



Allen S. Boyd