

SEND TAX NOTICE TO:
Michael David Horton and Josie Dunn Horton

569 W Rd 88
Gordo, AL 35466

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, AL 35243
TUS-23-4012

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED SIXTY THOUSAND AND 00/100 (\$460,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James Honea, Jr. and wife, Wanda Honea**, (hereinafter "Grantor", whether one or more), by **Michael David Horton and Josie Dunn Horton**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, **as joint tenants, with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 360 Fowler Lane, Shelby, AL 35143 to-wit:**

Lot No. 12 according to Map of the 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third-party mortgage in the amount of \$260,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEE 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 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 good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28 day of JULY, 2023.

[Signature]
James Honea, Jr.

[Signature]
Wanda Honea

STATE OF ALABAMA
COUNTY OF shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that James Honea, Jr. and Wanda Honea whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, 2023.

[Signature]
Notary Public
My Commission Expires: 11/22/2025



Real Estate Sales Validation Form

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

Grantor's Name James Honea, Jr.
Mailing Address Wanda Honea
2937 Coosa County Road 150
Sylacauga, Al. 35150

Grantee's Name Michael David Horton
Mailing Address Josie Dunn Horton
569 Co Rd 88
Gordo, Al. 35466

Property Address 360 Fowler Lane
Shelby, Al. 35143

Date of Sale 7/28/23
Total Purchase Price \$ 460,000.00
or
Actual Value \$
or
Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2023 12:13:18 PM
\$228.00 JOANN
20230801000230800



The purchase price or actual value of 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 8/1/23

Print Pam Bartledge

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one