



20230804000235200 1/5 \$100.50
 Shelby Cnty Judge of Probate, AL
 08/04/2023 09:08:51 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Shellye Thomas
 P.O. Box 1422
 Calera, AL 35040

WARRANTY DEED

- Tenants in Common -

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **Shellye Thomas, a married woman; Sheila Joiner, a divorced woman; Richard Wright, a single man; and Misty Wright Stuman, a married woman; being the legal heirs of Jerald Horton, a deceased person who died intestate on or about 24 October, 2018, and who is the Grantee in that certain deed recorded as Instrument # 19960000332400000 in the Probate Court of Shelby County, Alabama,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Shellye Thomas; Sheila Joiner; Richard Wright; and Misty Wright Stuman,** hereinafter known as the GRANTEE;

A part of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southeaster 1/4 of the Southeast 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama and run thence south 0 degrees 08 minutes 38 seconds West along the East line of said 1/4-1/4-1/4 a distance of 175.0 feet to the Point of Beginning of the property being described; Thence continue South 0 degrees 08 minutes 38 seconds West along last described course a distance of 483.09 feet to an existing 2 inch steel pipe corner found at the corner of an existing fence; Thence run South 85 degrees 23 minutes 54 seconds West along existing fence line a distance of 634.45 feet to a point within the right of way limits of Alabama Hwy. Number 25; Thence run North 7 degrees 18 minutes 17 seconds West across the said highway right of way and along an existing fence line accepted by this surveyor as an occupied property line fence because of the age of the fence and its acceptance as a property line by adjacent owners in peaceful occupation of adjacent properties, a distance of 193.09 feet to a point at a fence corner; Thence running with and along subject fence North 3 degrees 08 minutes 36 seconds West a distance of 161.89 feet to a point at a fence corner; Thence continue along and with subject fence North 5 degrees 31 minutes 10 seconds East a distance of 165.57 feet to a point at a fence corner; Thence run North 88 degrees 35 minutes 25 seconds East a distance of 651.32 feet to the Point of Beginning; being situated in Shelby County, Alabama, LESS & EXCEPT the rights of way of Alabama Highway No. 25, and Shelby County Highway 305

Shelby County, AL 08/04/2023
 State of Alabama
 Deed Tax: \$61.50



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LESS & EXCEPT any part of subject property lying within Alabama Highway # 25 and Shelby County Road # 305.

Subject to any and all easements, rights of way and restrictions of record.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTOR'S HEREIN NOR IS IT CONTIGUOUS TO THEIR RESPECTIVE HOMESTEADS.

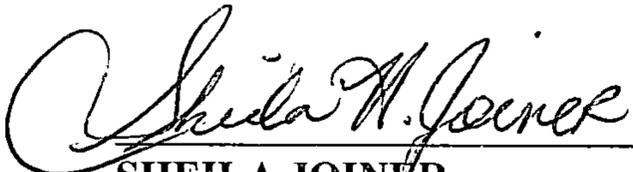
The legal description was taken from that certain Instrument recorded in as Instrument # 1996-03324, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

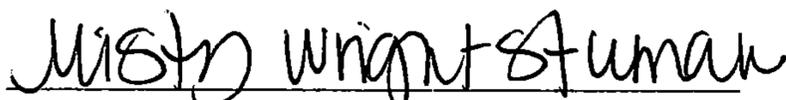
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey he same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 01 Day of Aug, 2023.


SHELLYE THOMAS
Grantor


SHEILA JOINER
Grantor


RICHARD WRIGHT
Grantor


MISTY WRIGHT STUMAN
Grantor

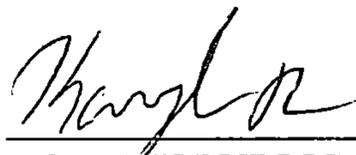


20230804000235200 4/5 \$100.50
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STATE OF ALABAMA)
COUNTY OF Shelby)

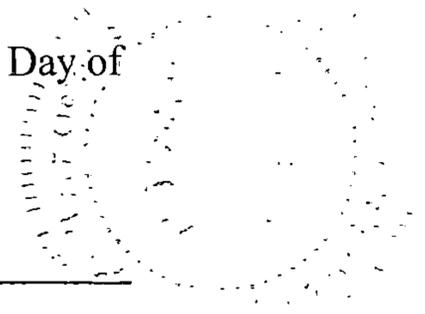
I, the undersigned, a Notary Public in and for said State, do hereby certify that **Richard Wright**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 31 Day of July, 2023.



NOTARY PUBLIC

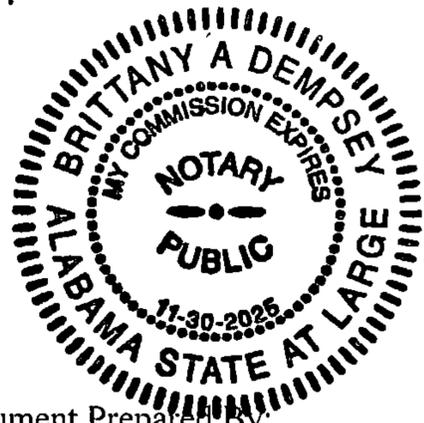
My Commission Expires:
MY COMMISSION EXPIRES FEBRUARY 3, 2024



STATE OF ALABAMA)
COUNTY OF Blount)

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Misty Wright Stuman**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 7 Day of July, 2023.



NOTARY PUBLIC

My Commission Expires: 11-30-2025

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 19...

Grantor's Name Donald Horton
Mailing Address 51 Hwy. 305
Columbiana AL 35057
(Deceased)

Grantee's Name Shelby Thomas, et al
Mailing Address Box 1422
Calera, AL 35040

Property Address 51 Hwy. 305
Columbiana, AL 35057

Date of Sale 8/1/23

Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 61,300.-

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 Tax Records

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 Shelby Thomas
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)