

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
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BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
THE INTERNATIONAL J.A.D.E. GROUP, INC.
9170 HIGHWAY 25
CALERA, ALABAMA 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of EIGHT THOUSAND AND NO/100 DOLLARS (\$8,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, BOBBY WAYNE SANFORD, as devisee under the WILL of JAMES BOBBY SANFORD, deceased, Probate Case No. PC2002-128, Walker County, Alabama, a married man, and LARRY RAY HORTON, individually and as Personal Representative of the ESTATE OF DIANA K. HORTON, deceased (devisee under the WILL of JAMES BOBBY SANFORD, Probate Case No. PC2002-128, Walker County, Alabama) Probate Case No. PR-2023-000676, Shelby County, Alabama, an unmarried man, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto THE INTERNATIONAL J.A.D.E. GROUP, INC., (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 12, Block 63, according to E. S. Safford's Map of Shelby as recorded in Map Book 3 on Page 38 and 47 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2023, which are a lien but not yet due and payable until October 1, 2023.
2. Restrictions, covenants and conditions as set out in Map Book 3 page 38 and 46 in the Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Book 38 page 09 in the Probate Office.
4. Claims against the Estate of Diana K. Horton, deceased, Probate Case Number 2023-000676.

The hereinabove described real property does not constitute any part of the homestead of Bobby Wayne Sanford and/or his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant

with the said GRANTEE, its successors 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 the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22ND day of AUGUST, 2023.


_____(L.S.)
BOBBY WAYNE SANFORD, as devisee under the WILL
of JAMES BOBBY SANFORD, deceased, Probate Case
No. PC2002-128, Walker County, Alabama


_____(L.S.)
LARRY RAY HORTON, individually and as Personal
Representative of the ESTATE OF DIANA K. HORTON,
deceased (devisee under the WILL of JAMES BOBBY
SANFORD, Probate Case No. PC2002-128, Walker
County, Alabama) Probate Case No. PR-2023-000676,
Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BOBBY WAYNE SANFORD, as devisee under the WILL of JAMES BOBBY SANFORD, deceased, Probate Case No. PC2002-128, Walker County, Alabama, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of AUGUST, 2023.



Notary Public
My Commission Expires: 10/31/2023

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LARRY RAY HORTON, individually and as Personal Representative of the

ESTATE OF DIANA K. HORTON, deceased (devisee under the WILL of JAMES BOBBY SANFORD, Probate Case No. PC2002-128, Walker County, Alabama) Probate Case No. PR-2023-000676, Shelby County, Alabama, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of AUGUST, 2023.



Notary Public

My Commission Expires: 10/31/2023

Grantor's Name:

BOBBY WAYNE SANFORD, as devisee under the WILL of JAMES BOBBY SANFORD, deceased, Probate Case No. PC2002-128, Walker County, Alabama, and LARRY RAY HORTON, individually and as Personal Representative of the ESTATE OF DIANA K. HORTON, deceased (devisee under the WILL of JAMES BOBBY SANFORD, Probate Case No. PC2002-128, Walker County, Alabama) Probate Case No. PR-2023-000676, Shelby County, Alabama

Grantee's name:

THE INTERNATIONAL J.A.D.E. GROUP, INC.

Mailing Address:

358 RIDGE DRIVE
SHELBY, ALABAMA 35143

Mailing Address:

9170 HIGHWAY 25
CALERA, ALABAMA 35040

Property Address:

vacant land on Heritage Road
Shelby, AL 35143

Date of Sale: AUGUST 22ND, 2023

Total Purchase Price: \$8,000.00

or

Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/25/2023 02:42:45 PM
\$39.00 PAYGE
20230825000256710

