

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Fred Wayne Horton
201 Horton Cove Road
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY TWO THOUSAND DOLLARS AND ZERO CENTS (\$92,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Sarah L. Seale, a single woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Fred Wayne Horton*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit “A” for Legal Description

SUBJECT TO:


- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

Robert Ted Seale is deceased having died June 9, 2019.

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 said Grantees, 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of October, 2023.

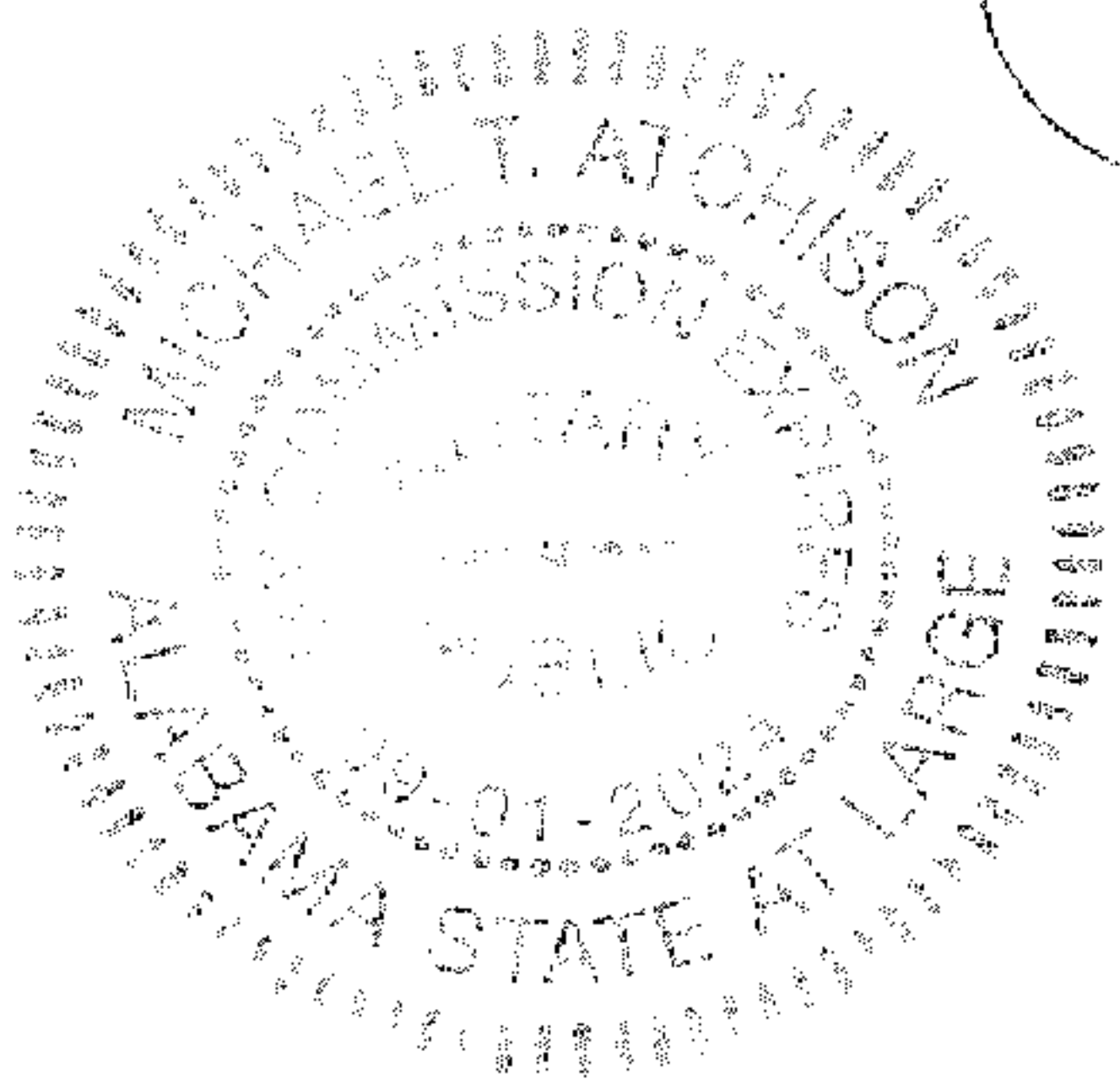


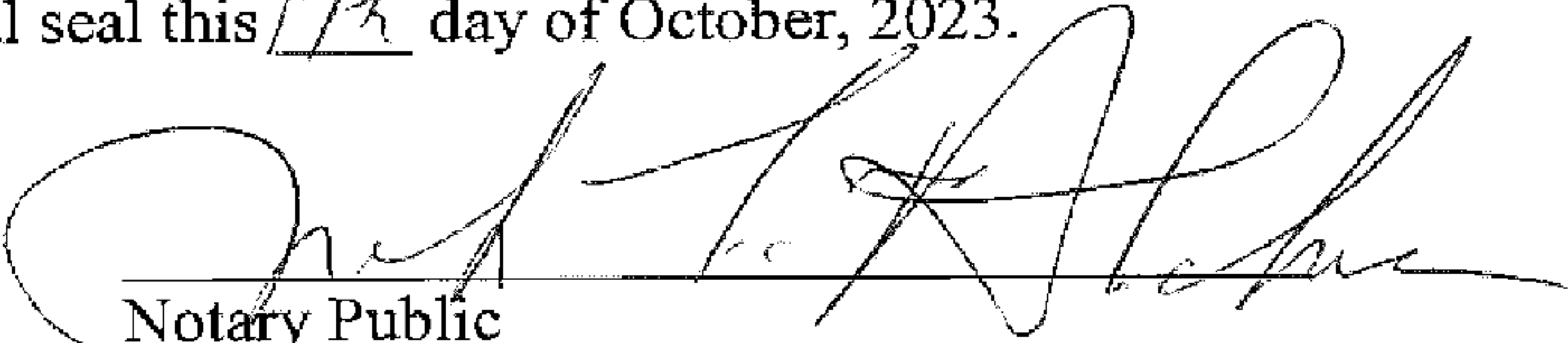
Sarah L. Seale

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Sarah L. Seale*** 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 17th day of October, 2023.





Notary Public
My Commission Expires 9-1-24

Exhibit "A" – Legal Description

Parcel 1

The NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 24 North, Range 14 East.

Less and Except property described in Inst. No. 2022061000232450, Probate Office Shelby County Alababama.

Also Less and Except the South 330' of the West 660' of said $\frac{1}{4}$ - $\frac{1}{4}$ section.

Parcel 2

All of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 24 North, Range 14 East, lying South of Waxahatchee Creek.

Less and Except the East 165' of said $\frac{1}{4}$ - $\frac{1}{4}$ section lying South of the creek.

Also conveyed is a right to use old county road which crosses gr
Grantors remaining property.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/17/2023 02:13:32 PM
 \$120.00 PAYGE
 20231017000307050

Dee S. Beal

Real Estate Sales Validation Form

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

Grantor's Name Sarah L. Seale
 Mailing Address Box Sawyers Cove Rd
Calera, AL 35040

Grantee's Name Fred Wayne Horton
 Mailing Address 201 Horton Cove Rd
Calera, AL 35040

Property Address Acelyne
Section 132
Township 24, North Range
14805

Date of Sale 17th Oct 2023
 Total Purchase Price \$ 92,000.00

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)

☐ 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 17 Oct 2023

Print Sarah L. Seale

Unattested

(verified by)

Sign Sarah L. Seale

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1