


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

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20240126000020850 1/3 \$41.50  
Shelby Cnty Judge of Probate, AL  
01/26/2024 01:34:14 PM FILED/CERT

*Send Tax Notice to:*  
**Kerry Dale Horton**  
**Melissa Joyce Horton Matzke**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTEEN THOUSAND FOUR HUNDRED NINETY DOLLARS AND NO/00 (\$13,490.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Joyce Moore Horton, Probate Case No. PR-2023-000237, Shelby County, Alabama (herein referred to as Grantor)** grant, bargain, sell and convey unto **Kerry Dale Horton and Melissa Joyce Horton Matzke, as joint tenants with right of survivorship (herein referred to as Grantees)**, 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, 2024.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** 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 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 26<sup>th</sup> day of January 2024.

Estate of Joyce Moore Horton,  
Probate Case No. PR-2023-000237, Shelby  
County, Alabama

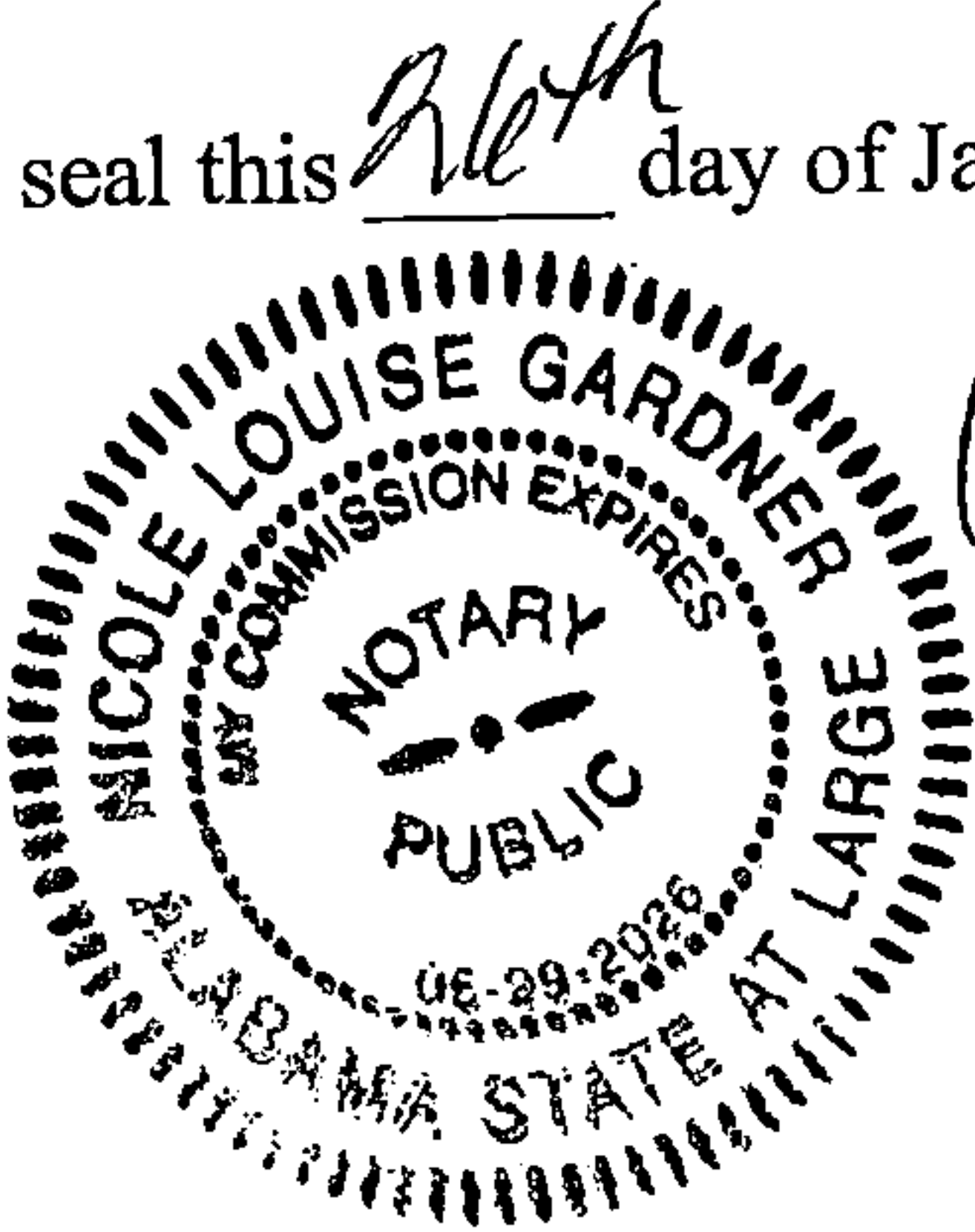
  
**Kerry Dale Horton**  
**Personal Representative**

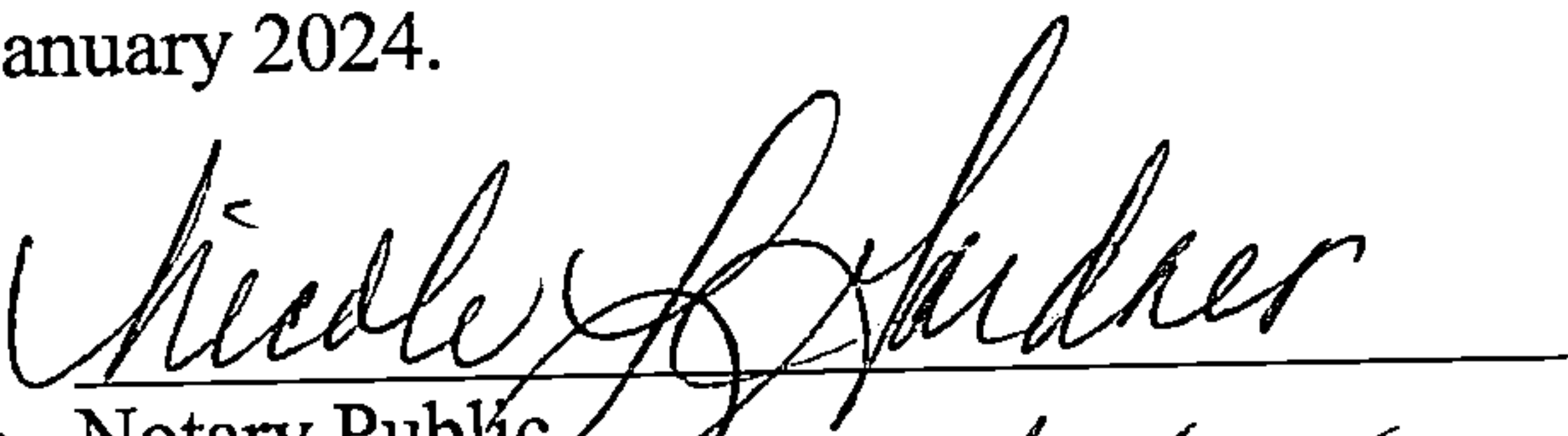
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

Shelby County, AL 01/26/2024  
State of Alabama  
Deed Tax: \$13.50

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Kerry Dale Horton as Personal Representative of The Estate of Joyce Moore Horton. Probate Case No. PR-2023-000237, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of January 2024.



  
Notary Public  
My Commission Expires: 6-29-26



**Exhibit "A"- Legal Description**



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Begin at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 2 West and run thence West along the North line of said quarter-quarter section a distance of 737 feet; thence run South, parallel with the East line of said quarter-quarter section, a distance of 1320 feet, more or less, to a point on the South line of said quarter-quarter section; thence run East along the South line of said quarter-quarter section, a distance of 737 feet to the southeast corner of said quarter-quarter section; thence run North along the East line of said quarter-quarter section, a distance of 1320 feet to the point of beginning.  
Situated in Shelby County, Alabama.

Also, a non-exclusive private easement for ingress and egress to and from the above described property, the center line of said easement being more particularly described as follows: Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 2 West and run thence South along the West line of said quarter-quarter section a distance of 375 feet to the point of beginning of the centerline of said easement; thence run Northeasterly to a point which is 583 feet East of the West line of said quarter-quarter section and 15 feet South of the North line of said quarter-quarter section; thence run East, parallel with the North line of said quarter-quarter section, a distance of 382 feet; thence run North a distance of 186 feet, more or less, to Shelby County Highway No. 313, the point of ending, said easement being of a uniform width of 30 feet.

# Real Estate Sales Validation Form

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

Grantor's Name Estate of Joyce Moore Horton Grantee's Name Kerry Dale Horton  
 Mailing Address 150 Hwy 313 Mailing Address 305 Pinehill Dr  
Columbiana, AL 35051 Columbiana AL 35051

Property Address Average Date of Sale 1-26-24  
 Total Purchase Price \$  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 13,490.00

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 ☐ Appraisal tax Value  
☐ Sales Contract ☐ Other  
☐ 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 a

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 1-26-24

Print Kerry Dale Horton

☐ Unattested

Sign Kerry Dale Horton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one