


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

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20240126000020860 1/3 \$129.50
Shelby Cnty Judge of Probate, AL
01/26/2024 01:34:15 PM FILED/CERT

Send Tax Notice to:
Melissa Joyce Horton Matzke

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED ONE THOUSAND ONE HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$101,150.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Joyce Moore Horton, Probate Case No. PR-2023-000237, Shelby County, Alabama (herein referred to as *Grantors*)**, grant, bargain, sell and convey unto, **Melissa Joyce Horton Matzke (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, 2024.
2. Easements, restrictions, rights of way, and permits of record.

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 26th 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: \$101.50

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, her executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January 2024.


Notary Public
My Commission Expires 6-29-26

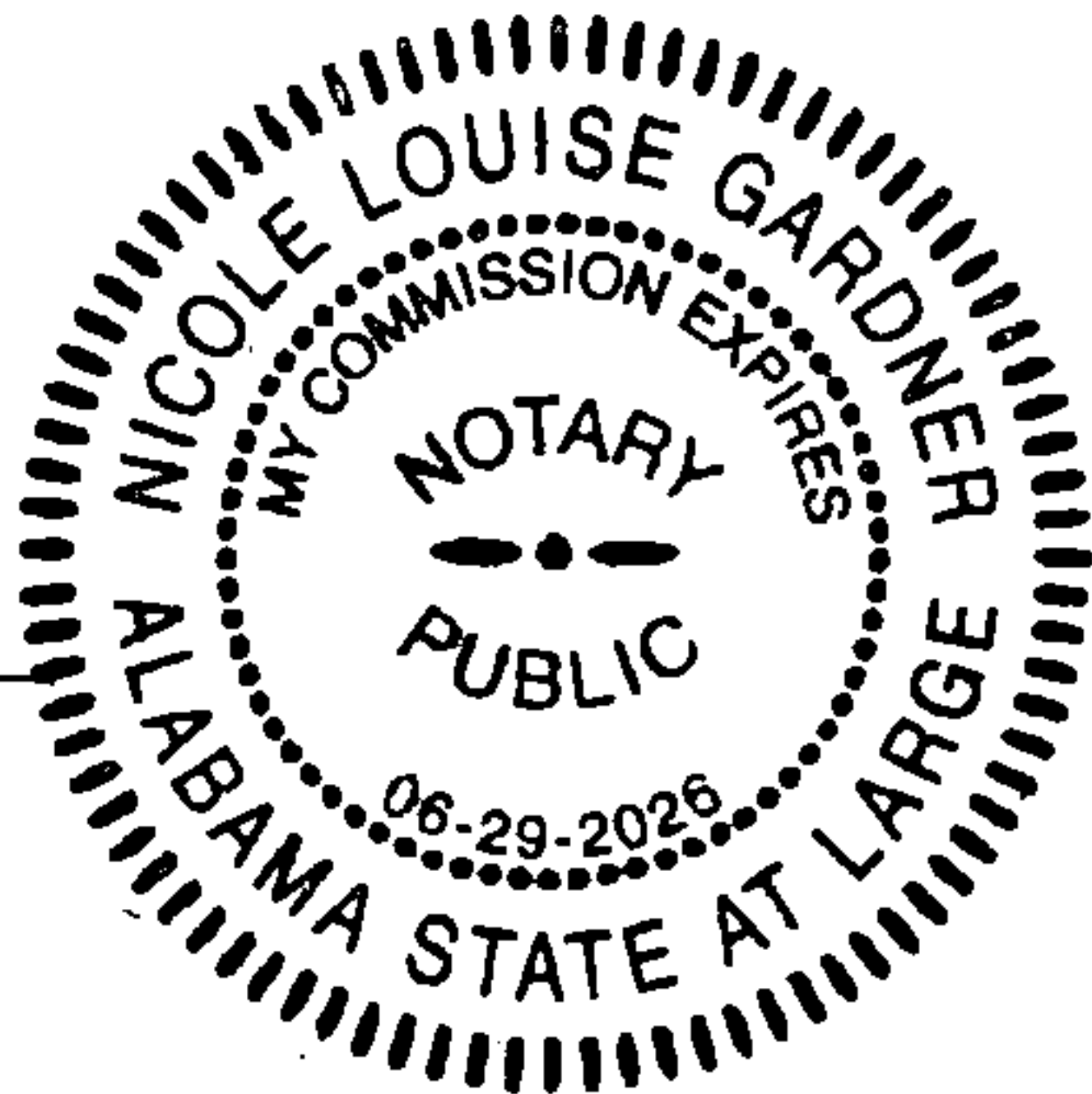


Exhibit "A" – Legal Description



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The S½ of the SW¼ of the NW¼, Section 14, Township 21 South, Range 2 West, EXCEPT that part conveyed to Archie Baggett by deed dated December 5, 1946, recorded in Deed Book 140, page 332, Probate Office of Shelby County, Alabama, and EXCEPT that part conveyed to Herman and Lois Gillen by deed dated July 27, 1961, recorded in Deed Book 219, page 275, in said Probate Office, and EXCEPT that part conveyed to William C. Evans, Jr. and wife, Dorothy M. Evans, by deed of correction dated August 1, 1961, recorded in Deed Book 216, page 682, in said Probate Office, and EXCEPT that part conveyed to Joyce Moore Horton by deed dated April 9, 1974, recorded in Deed Book 295, page 518, in said Probate Office, and EXCEPT that part conveyed to Dorothy Moore Evans by deed dated April 9, 1974, recorded in Deed Book 295, page 519, in said Probate Office, and EXCEPT that part conveyed to Earl Howard Moore and wife, Ongelene F. Moore, by deed dated September 8, 1980, recorded in Deed Book 328, page 386, in said Probate Office, and EXCEPT that part conveyed to Howard Moore by deed dated October 22, 1987, recorded in Real Book 208, page 514, in said Probate Office, and EXCEPT that part conveyed to Joyce M. Horton by deed of correction dated October 26, 1987, recorded in Real Book 158, page 301 in said Probate Office.

This conveyance is intended to include all of the Clyde H. Moore Estate whether correctly described or not.

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 Joyce Moore Horton
Mailing Address 150 Hwy 313
Columbiana, AL
35051

Grantee's Name Melissa Joyce Horton Matzke
Mailing Address 170 Hwy 313
Columbiana AL
35051

Property Address 192 Hwy 313

Date of Sale 1-26-24
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 101,150.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Value

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 avail

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 Melissa Joyce Horton Matzke

Unattested

Sign Melissa Joyce Horton Matzke

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

