

**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 **ONE HUNDRED FORTY THOUSAND DOLLARS AND ZERO CENTS (\$140,000.00)**, 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, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

Robert Ted Seale is deceased having died June 09, 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.

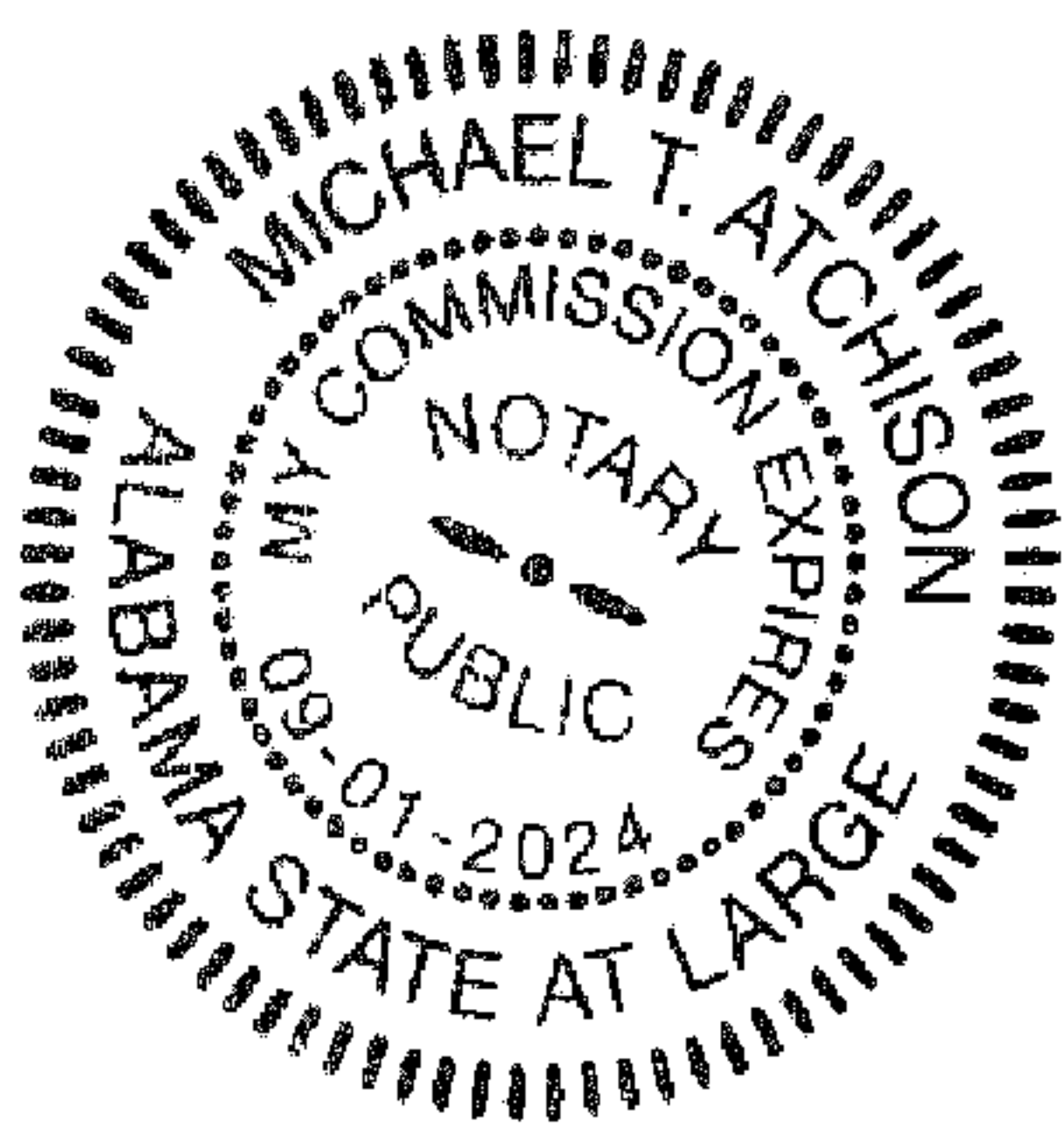
**IN WITNESS WHEREOF,** I have hereunto set my hand and seal this 6th day of February 2024.

\_\_\_\_\_  
*Sarah L. Seale*  
**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 6th day of February 2024.



*Michael T. Atchison*  
Notary Public  
My Commission Expires *9-1-24*

**Exhibit "A" – Legal Description**

The SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, Township 24 North, Range 14 East. Less and Except the North 330' of the West 660' of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section.

Also conveyed is a right to use the old county road that crosses Grantors' remaining property.

Also conveyed in an easement for ingress/egress and utilities, the West 50 ft of the North 330ft of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 2, Township 24 North, Range 14 East.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/06/2024 11:52:07 AM  
 \$168.00 JOANN  
 20240206000029580

*Allen S. Bayl*

### 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 800 Sawyers Cove Road  
Calera, AL 35040

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

Property Address Acerage  
Section 14B  
Township 84 North  
Range 4 East

Date of Sale 6 Feb 2024  
 Total Purchase Price \$ 140,000.00

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 6 Feb 2024

Print Sarah L. Seale

Unattested

Sign Sarah L. Seale

(verified by)

(Grantor/Grantee/Owner/Agent) circle one