

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATN1046

SEND TAX NOTICE TO:

715 Fox Valley Farms Rd  
Maylene AL 35114

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Forty-two Thousand and 00/100 Dollars (\$142,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Ross Van Horn, a married person** whose mailing address is:

420 NE 1500 Andrews, TX 79714 (herein referred to as grantor,

whether one or more), grant, bargain, sell and convey unto **John Robert Burt, Jr.** whose mailing address 715 Fox Valley Farms Rd Maylene AL 35114 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of metes and bounds - 725 Fox Valley Farms Rd Maylene, AL 35114

A part of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 33, Township 20 South, Range 3 West and the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said Section 33 and run East along the South line of said Section 285.0 feet to the point of beginning; thence North and parallel to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to a point of intersection with the South line of Shelby County Road No. 266; thence Northeasterly along said road right of way 176.88 feet; thence South and parallel to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to a point of intersection with the South line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 4, Township 21 South, Range 3 West, said point of intersection being 435.0 feet East of the SW corner thence West along said South line 150.0 feet; thence North and parallel to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to the point of beginning.

Less and Except:

A part of Tract 3 of Fox Valley Acres Map Book: 10, Page: 75, as recorded in the Judge of Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at a found 3" pipe locally accepted as the Southwest Corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence run Easterly along the South line of Section 33 S 88°50'43" E for a distance of 289.87' to a found 5/8" rebar and the Point of Beginning of the Tract of Land herein described; thence continue along the last described course S 88°50'43" E for a distance of 145.11' to a set 5/8" capped rebar "CLINKSCALES"; thence leaving said Section line, run N 00°32'11" W for a distance of 392.31' to a found 5/8" rebar on the Southerly right of way of Fox Valley Farms (50' R.O.W.); thence run along said right of way S 57°03'42" W for a distance of 174.59' to a found 1" open top pipe; thence leaving said right of way, run S 00°59'44" E for a distance of 294.49' to the Point of Beginning; taken from the Survey dated March 7, 2024, by Steven J. Clinkscals, PLS Alabama License No. 37248.

Also a 20' Ingress/Egress Easement being more particularly described as follows:

Commence at a found 3" pipe locally accepted as the Southwest Corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence run Easterly along the South line of Section 33 S 88°50'43" E for a distance of 289.87' to a found 5/8" rebar; thence continue along the last described course S 88°50'43" E for a distance of 145.11' to the Point of Beginning of the Easement herein described; thence leaving said Section line, run N 00°32'11" W for a distance of 392.03' to a found 5/8" rebar on the Southerly right of way of Fox Valley Farms (50' R.O.W.); thence run along said right of way S 57.0342" W for a distance of 23.69' to a point; thence leaving said right of way, run S 00°32'11" E for a distance of 379.03' to a point on the South line of said Section; thence run along said Section line S 88°50'43" E for a distance of 20.01' to the Point of Beginning; taken from the Survey dated March 7, 2024, by Steven J. Clinkscales, PLS Alabama License No. 37248.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

This does not constitute the homestead property of the Grantors or their spouses

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18<sup>th</sup> day of April, 2024

[Signature] (Seal)  
Ross Van Horn

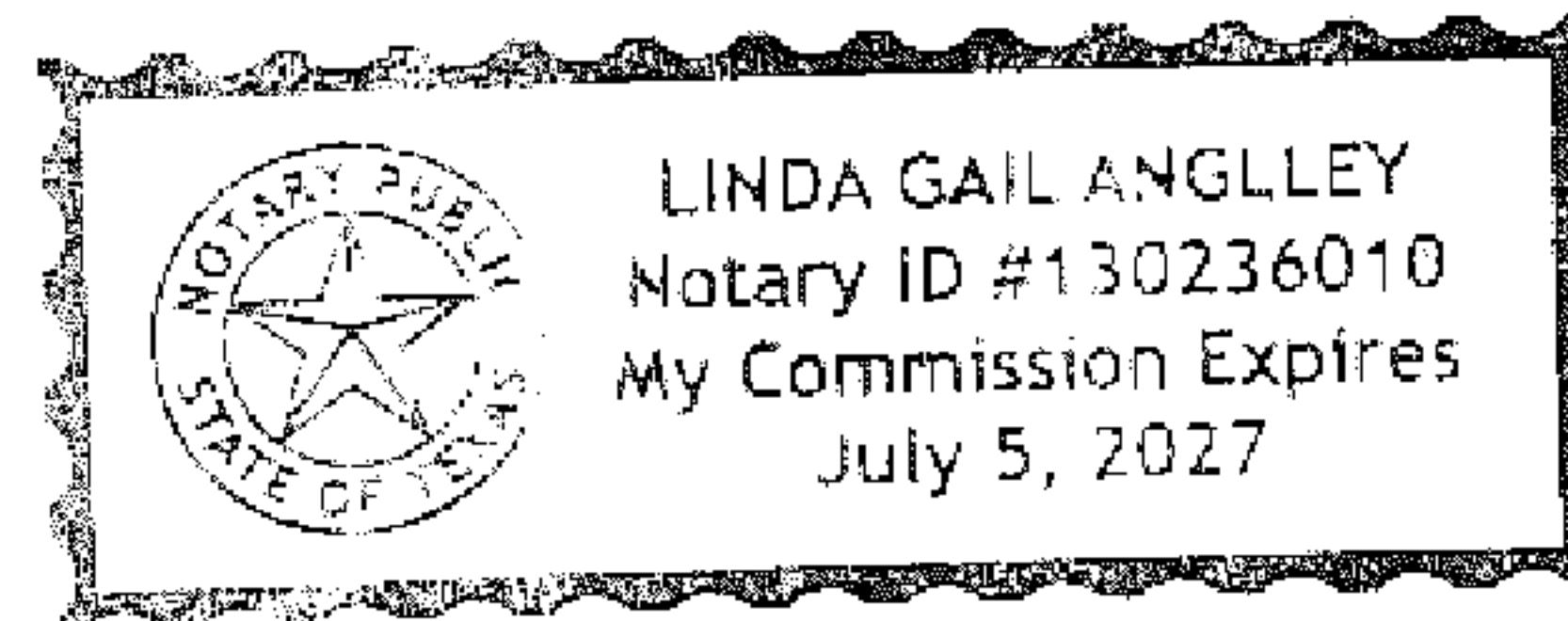
STATE OF Texas Andrews County ss:

I, Linda Gail Anglley, a Notary Public in and for said county in said state, hereby certify that **Ross Van Horn** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 18<sup>th</sup> day of April, 2024

My Commission Expires: 7-5-2027

[Signature]  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk 2  
Shelby County, AL  
04/24/2024 02:48:31 PM  
\$167.00 CHARITY  
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Allen S. Bayl