

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

Send Tax Notice to:
Dennis Whitehead
Danyell DeVould

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20240626000192250 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
06/26/2024 03:47:31 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVEN THOUSAND AND NO/00 DOLLARS (\$7,000.00)**, 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, ***Eddie Earl Horton, Jr., a married man*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Dennis Whitehead and Danyell DeVould, 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.

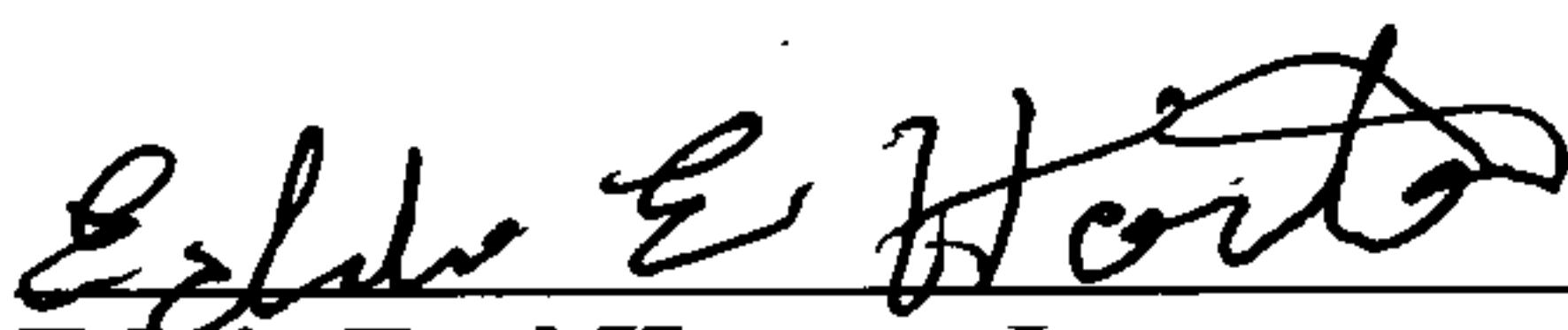
No part of the homestead of grantor or spouse if any.

The grantor herein is the surviving grantee in Instrument No. 1994-19243. The other grantee, Ilean Horton Mayfield is deceased, having passed January 18, 2020

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 21st day of June 2024.

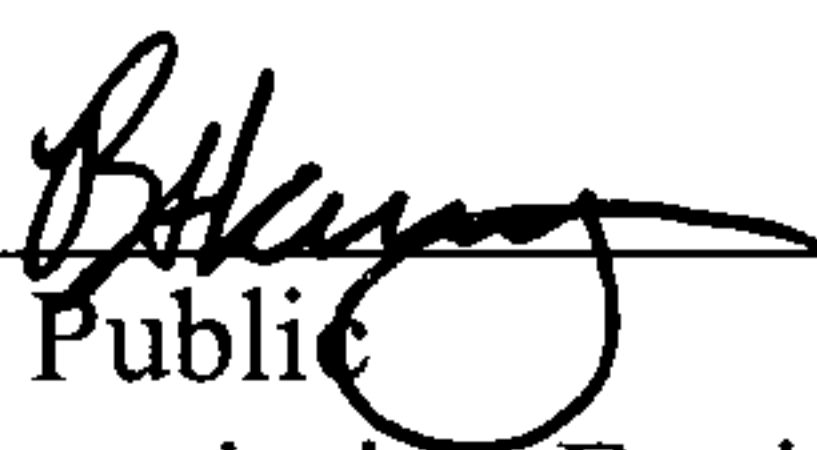

Eddie Earl Horton Jr.

STATE OF Ohio)
COUNTY OF Summit)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Eddie Earl Horton Jr.***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June 2024.


B.T. Kelley
Notary Public, State of Ohio
My Commission Expires
November 19, 2028
Commission Number
2023-RE-870765



Notary Public
My Commission Expires: 11-19-28

Shelby County, AL 06/26/2024
State of Alabama
Deed Tax: \$7.00

EXHIBIT A – LEGAL DESCRIPTION

Lots 6, 7 Block 1, according to survey and map of the Town of Aldmont, made for L. N. Nabors by B. L. Miller, C.E., and dated the 14th day of September, 1908; and which is recorded in the office of the Probate Judge of said Shelby County; said lots being in the E 1/2 of the NW 1/4 of Section 20, Township 22 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT that property heretofore conveyed in Lot 9 by Zadie Beatrice Mitchell to Lonnie Murrell, Beatrice Murrell Walton and Georgia Murrell, as recorded in Real Book 260, page 214, Probate Office of Shelby County, Alabama, which is more particularly described as follows:

Survey of property situated on Lots 9 and 10, block 6 of Aldmont as recorded in Map Book 3 page 3 in the office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Lot 9 Block 1 of Aldmont as recorded in Map Book 3 page 3 in the office of the Judge of Probate of Shelby County, Alabama; thence 242 deg. 24 min. 32 sec. AZ and run 13.2 feet to the point of beginning; thence 186 deg. 43 min. 4 sec. AZ and run 48.1 feet; thence 266 deg. 8 min. 4 sec. AZ and run 77.04 feet; thence 262 deg. 9 min. 38 sec. AZ and run 70.24 feet; thence 258 deg. 19 min. 52 sec. AZ and run 10.93 feet; thence 269 deg. 16 min. 17 sec. AZ and run 19.05 feet; thence 3 deg. 51 min. 47 sec. AZ and run 61.89 feet; thence 88 deg. 57 min. 8 sec. AZ and run 177.68 feet to the point of beginning.

Zadie Beatrice Mitchell is the widow and surviving spouse of Bob Mitchell who died on or about January 11, 1972. Bob Mitchell had been previously married to Dora Mitchell, a/k/a Odetha Andrea Mitchell, who died on or about July 19, 1946. Bob Mitchell and Dora Mitchell, a/k/a Odetha Andrea Mitchell, never had any children together. Bob Mitchell and Zadie Beatrice Mitchell had one child, being Vesta Lee Cleveland Horton. No other children were born of either Bob Mitchell or Zadie Beatrice Mitchell.

Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

Eddie Earl Horton Jr.
1143 Jacoby
Copley OH
44321

Grantee's Name

Mailing Address

Dennis Whitehead
140 Gilmore Nick Cir
Montevallo, AL
35115

Property Address

114 Gilmore Nick Cir
Montevallo, AL
35115

Date of Sale

Total Purchase Price \$

7,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20240626000192250 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
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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 06/21/24

Print Eddie Earl Horton Jr.

Unattested

(verified by)

Sign

Eddie E Horton

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1