

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Janice Lee Monk Horton
(Address) 123 Oakbrooke Lane
Alabaster, AL 35007

MINIMUM VALUE: \$283,500.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JANICE LEE MONK HORTON, an unmarried woman, HEATHER DIANE FRENCH, a married woman, JEFFERY MORRIS HORTON, an unmarried man, and BARRY LEE HORTON, a married man, being the only heirs-at-law and next-of-kin of MORRIS ELDRED HORTON, JR.** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JANICE LEE MONK HORTON** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 14, according to the Survey of Oakbrooke Estates, as recorded in Map Book 24, Page 44, in the Probate Office of Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS RELATING TO MORRIS ELDRED HORTON, JR., HERETO ATTACHED AS EXHIBIT “A”, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT “B”, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

GRANTORS HEREIN ARE ALL OF THE HEIRS OF MORRIS ELDRED HORTON, JR. WHO ACQUIRED TITLE BY DEED RECORDED IN INSTRUMENT #20180406000115350, SHELBY COUNTY, ALABAMA PROBATE OFFICE.

The property herein conveyed does not constitute the homestead of any married Grantor, nor that of his/her respective spouse, neither is it contiguous thereto.

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 grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 28th day of June, 2024.

Janice Lee Monk Horton
Janice Lee Monk Horton

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice Lee Monk Horton, 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 on the day same bears date.

Given under my hand and official seal this 28th day of June, 2024.



Sandy F. Johnson

Notary Public

My commission expires: 1/9/2027

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Barry Lee Horton
Barry Lee Horton

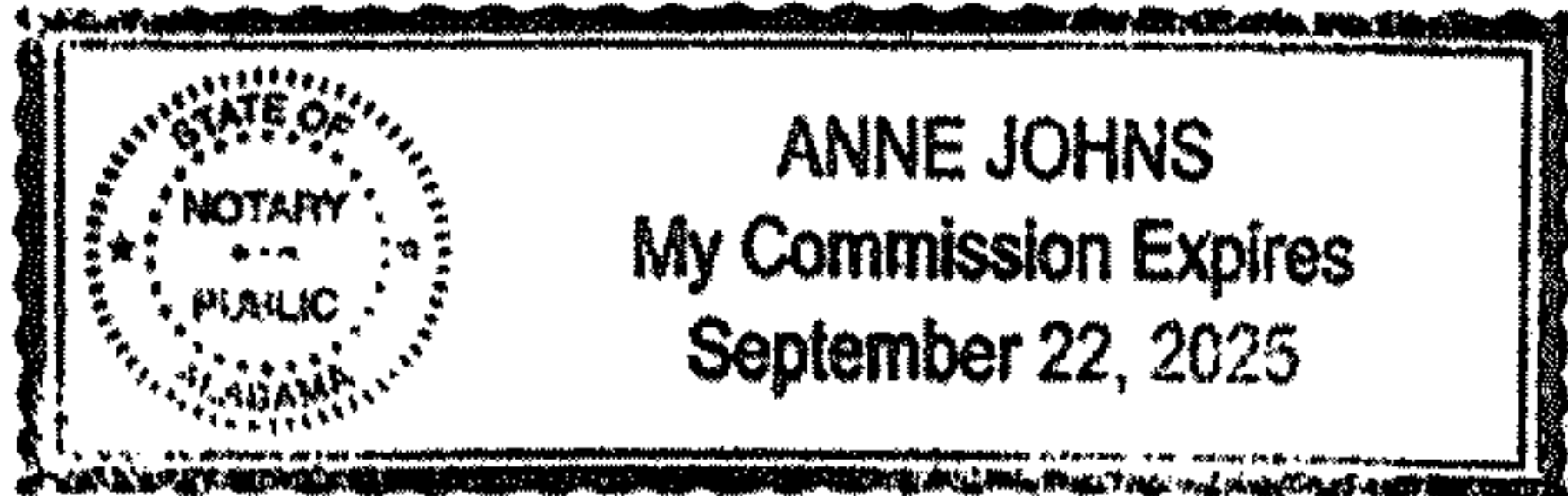
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry Lee Horton, 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 on the day same bears date.

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

Anne Johns
Notary Public

My commission expires: 9/22/25



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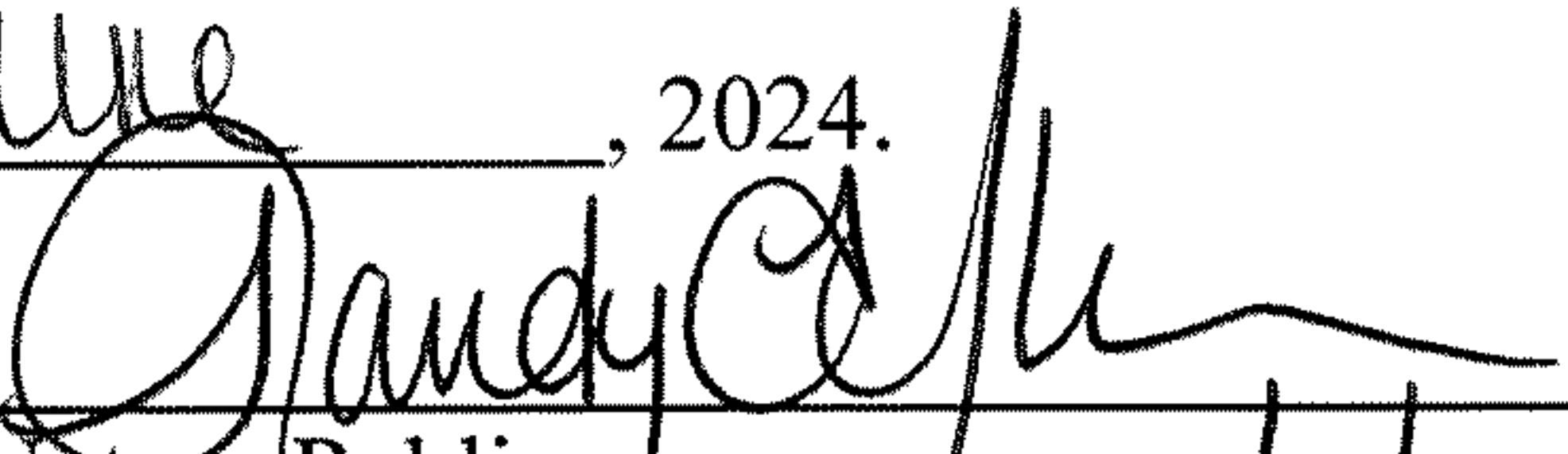

Jeffery Morris Horton

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery Morris Horton, 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 on the day same bears date.

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




Notary Public
My commission expires: 1/9/2027

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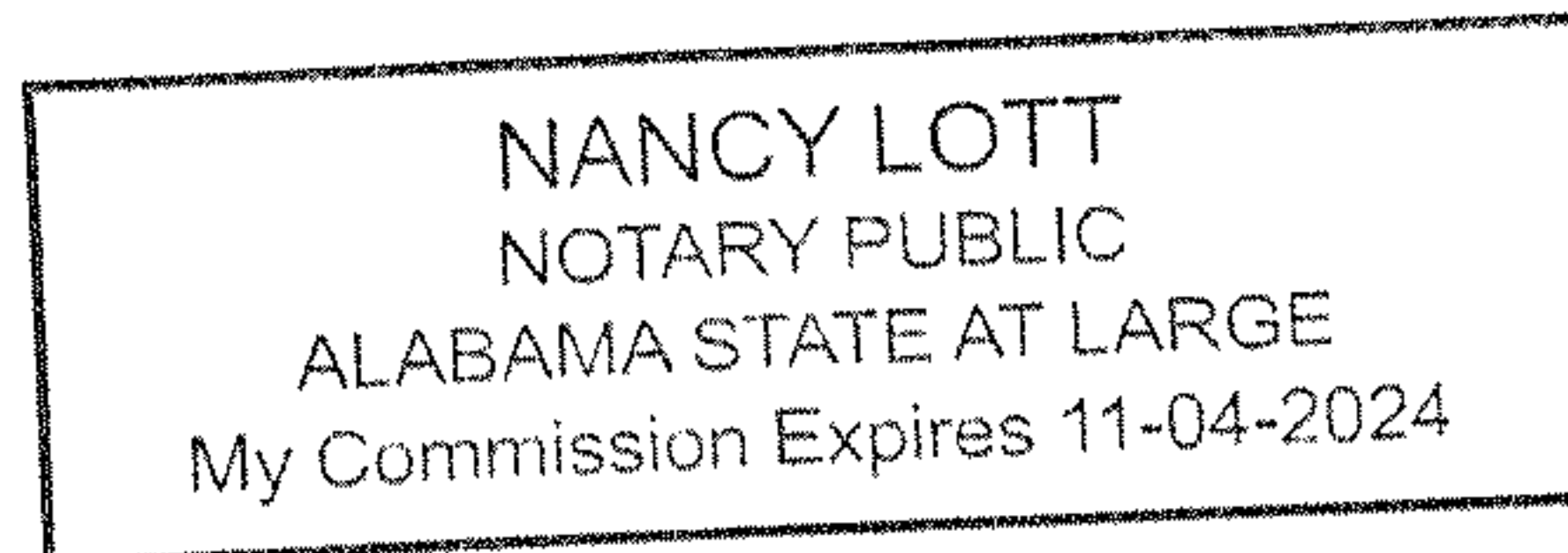
Heather Diane French
Heather Diane French

STATE OF ALABAMA)
COUNTY OF Morgan)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Heather Diane French, 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 on the day same bears date.

Given under my hand and official seal this 27 day of June, 2024.

Nancy Lott
Notary Public
My commission expires: 11-04-2024



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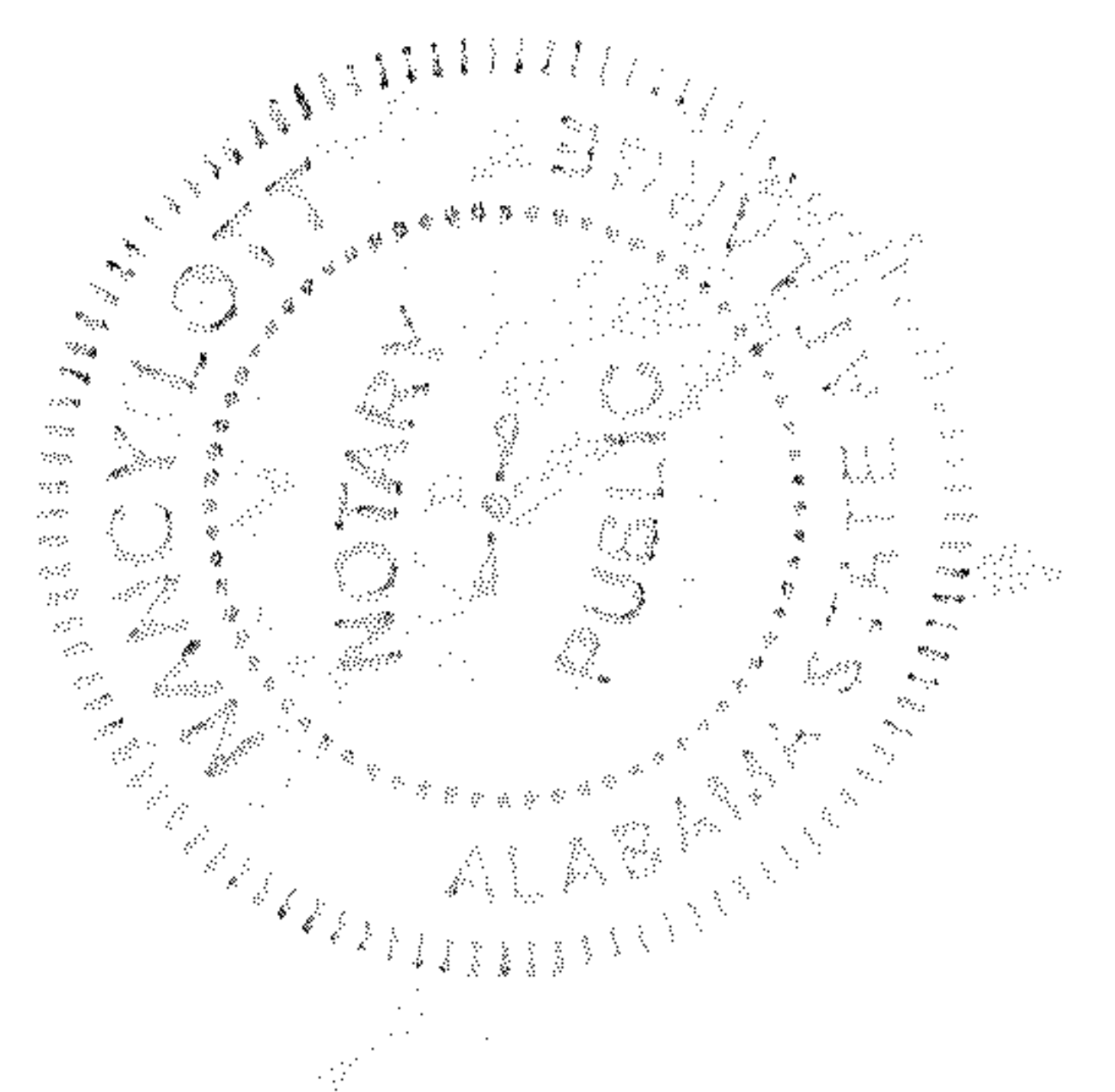


EXHIBIT "A"

STATE OF ALABAMA)
COUNTY OF SHELBY)

DISINTERESTED PARTY AFFIDAVIT

COME NOW, **SEITH MCINTYRE**, and **JOE VINES** as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

SETH ^x  SM

1. Affiant, ~~SETH~~ **MCINTYRE** hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 30 years, competent to execute this Affidavit, and his/her current address is 152 Stonecreek Place, Calera, AL 35040. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Morris Eldred Horton, Jr.
2. Affiant, **JOE VINES** hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 69 years, competent to execute this Affidavit, and his/her current address is 2077 Liv Drive, Trussville, AL 35173. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Morris Eldred Horton, Jr.
3. Said Affiants hereby state that they are personally familiar with the family history of Morris Eldred Horton, Jr., and hereby acknowledge and confirm that Morris Eldred Horton, Jr. died on October 14, 2020.
4. Morris Eldred Horton, Jr. was the owner of certain real property located in Shelby County, Alabama, which is more particularly described as follows:

Lot 14, according to the Survey of Oakbrooke Estates, as recorded in Map Book 24, Page 44, in the Probate Office of Shelby County, Alabama.

5. Morris Eldred Horton, Jr. was married at the time of his decease to Janice Lee Monk Horton, and was survived by three children, Heather Diane French, Jeffery Morris Horton, and Barry Lee Horton. Said spouse and children are the only next-of-kin and heirs-at-law of Morris Eldred Horton, Jr. At the time of death of Morris Eldred Horton, Jr., Janice Lee Monk Horton, Heather Diane French, Jeffery Morris Horton,

and Barry Lee Horton were over the age of nineteen (19) years, and, to the knowledge of the Affiants, of sound mind.

6. Affiants are not aware of any persons or entities who have claim to the real property of which Morris Eldred Horton, Jr. died seized, other than as designated above.

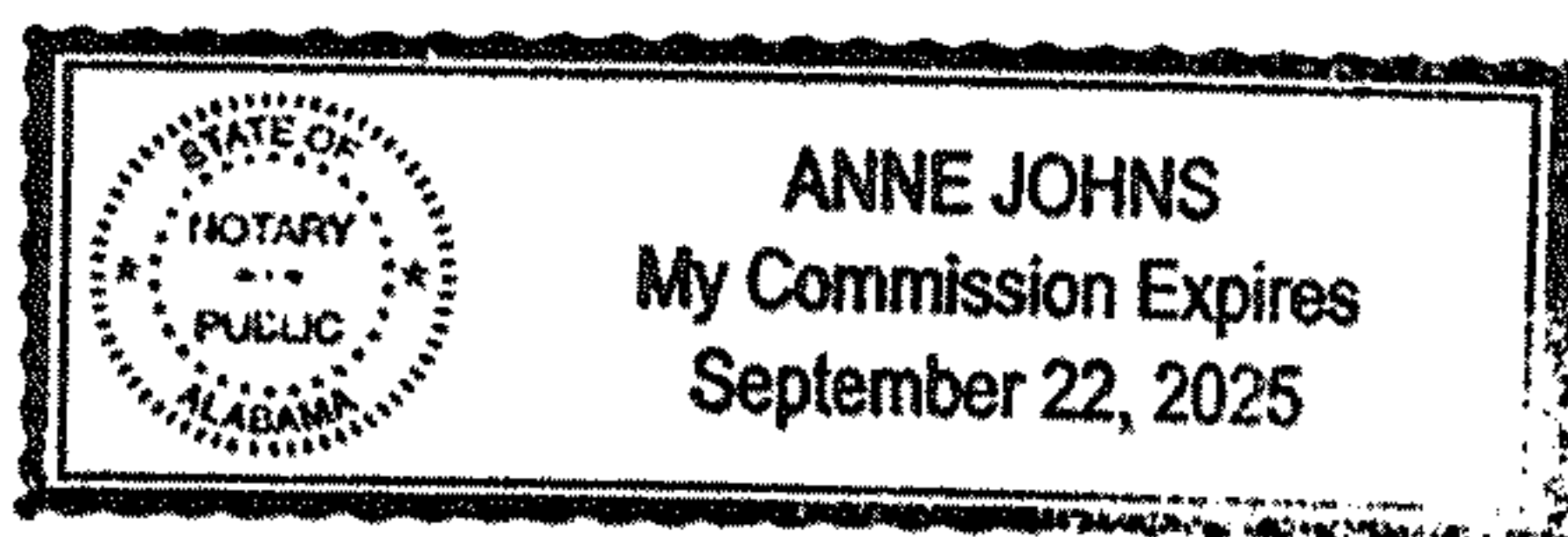
FURTHERMORE, the Affiants saith naught.


SETH MCINTYRE, Affiant
SETH *sm*

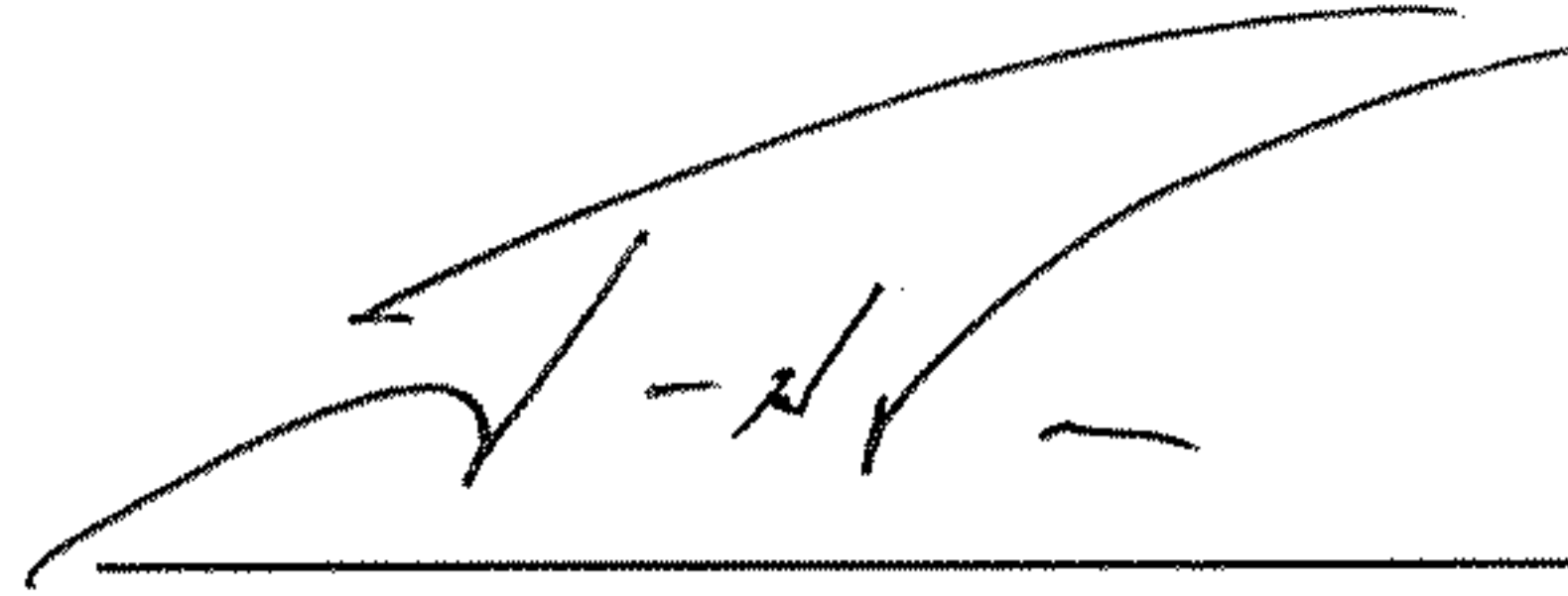
STATE OF ALABAMA)
COUNTY OF Shelby)

Sworn to and subscribed before me this 26th day of June, 2024.


Notary Public
My Commission Expires: 9/22/25



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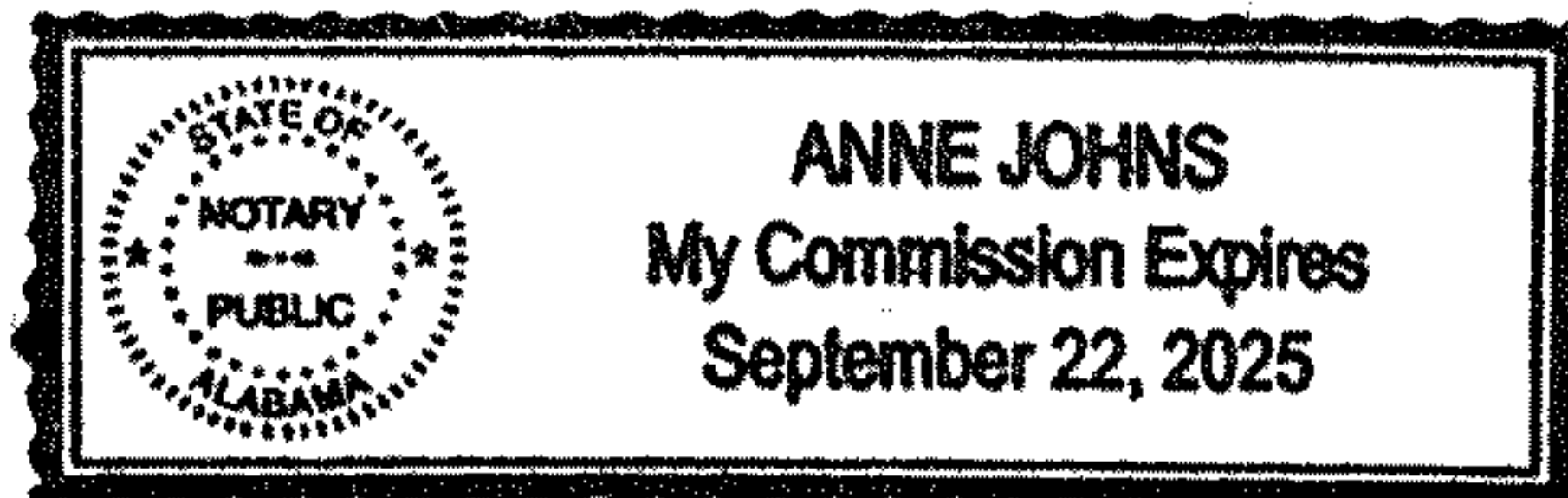
JOE VINES, Affiant

STATE OF ALABAMA)
COUNTY OF Shelby)

Sworn to and subscribed before me this 26th day of June, 2024.



Notary Public Anne Johns
My Commission Expires: 9/22/25



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EXHIBIT "B"

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

COME NOW, Janice Lee Monk Horton, Heather Diane French, Jeffery Morris Horton and Barry Lee Horton, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
2. On April 5, 2018, Morris Eldred Horton, Jr., pursuant to instrument recorded at Instrument #20180406000115350, in the Office of the Probate Judge, Shelby County, Alabama, received a conveyance of certain real estate situated in Shelby County, Alabama.

The above referenced real estate is hereinafter described, as follows:

Lot 14, according to the Survey of Oakbrooke Estates, as recorded in Map Book 24, Page 44, in the Probate Office of Shelby County, Alabama.

3. On or about October 14, 2020, Morris Eldred Horton, Jr. died intestate, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of Morris Eldred Horton, Jr., he left the following heirs and next-of-kin to survive him:

Janice Lee Monk Horton
Surviving Spouse
123 Oakbrooke Lane
Alabaster, AL 35007

Heather Diane French
Surviving Daughter
2214 Inverness Lane SW
Decatur, AL 35603

Jeffery Morris Horton
Surviving Son
1839 Trailridge Drive
Pelham, AL 35124

Barry Lee Horton
Surviving Son
156 Stone Creek Place
Calera, AL 35040

5. All of the above designated survivors, who are the only heirs and next of kin of Morris Eldred Horton, Jr., are over the age of nineteen (19) years, and of sound mind. Furthermore, Morris Eldred Horton, Jr. left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of Morris Eldred Horton, Jr. have heretofore been paid and satisfied.

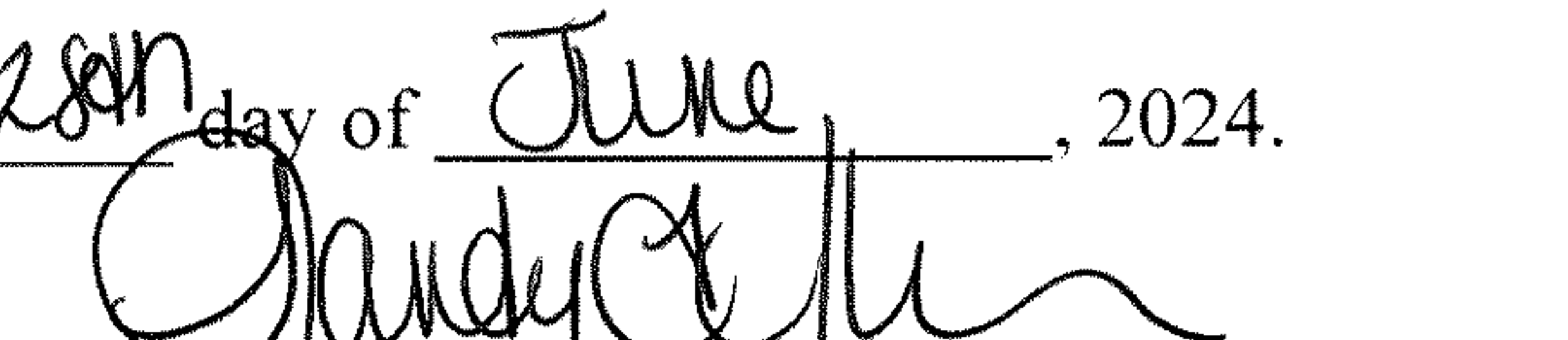

Janice Lee Monk Horton

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Janice Lee Monk Horton**, whose name is signed to the foregoing Heirship Affidavit, 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 28th day of June, 2024.




Notary Public
My commission expires: 1/9/2027

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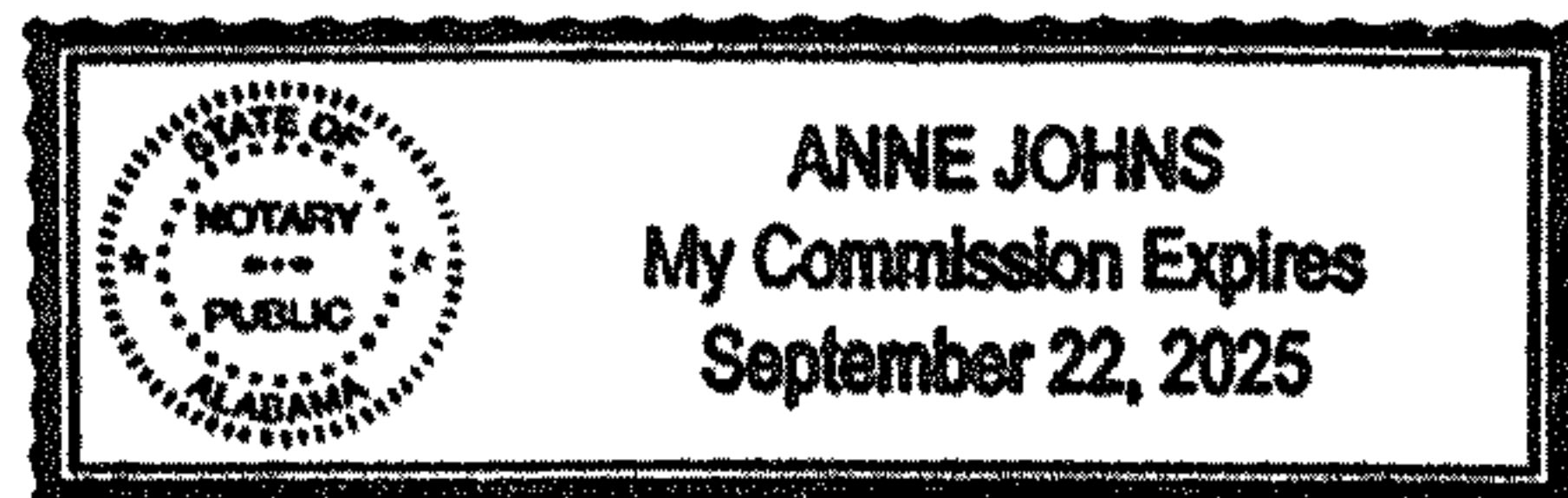
Barry Lee Horton
Barry Lee Horton

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Barry Lee Horton**, whose name is signed to the foregoing Heirship Affidavit, 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 20th day of June, 2024.

Anne Johns
Notary Public
My commission expires: 9/22/25



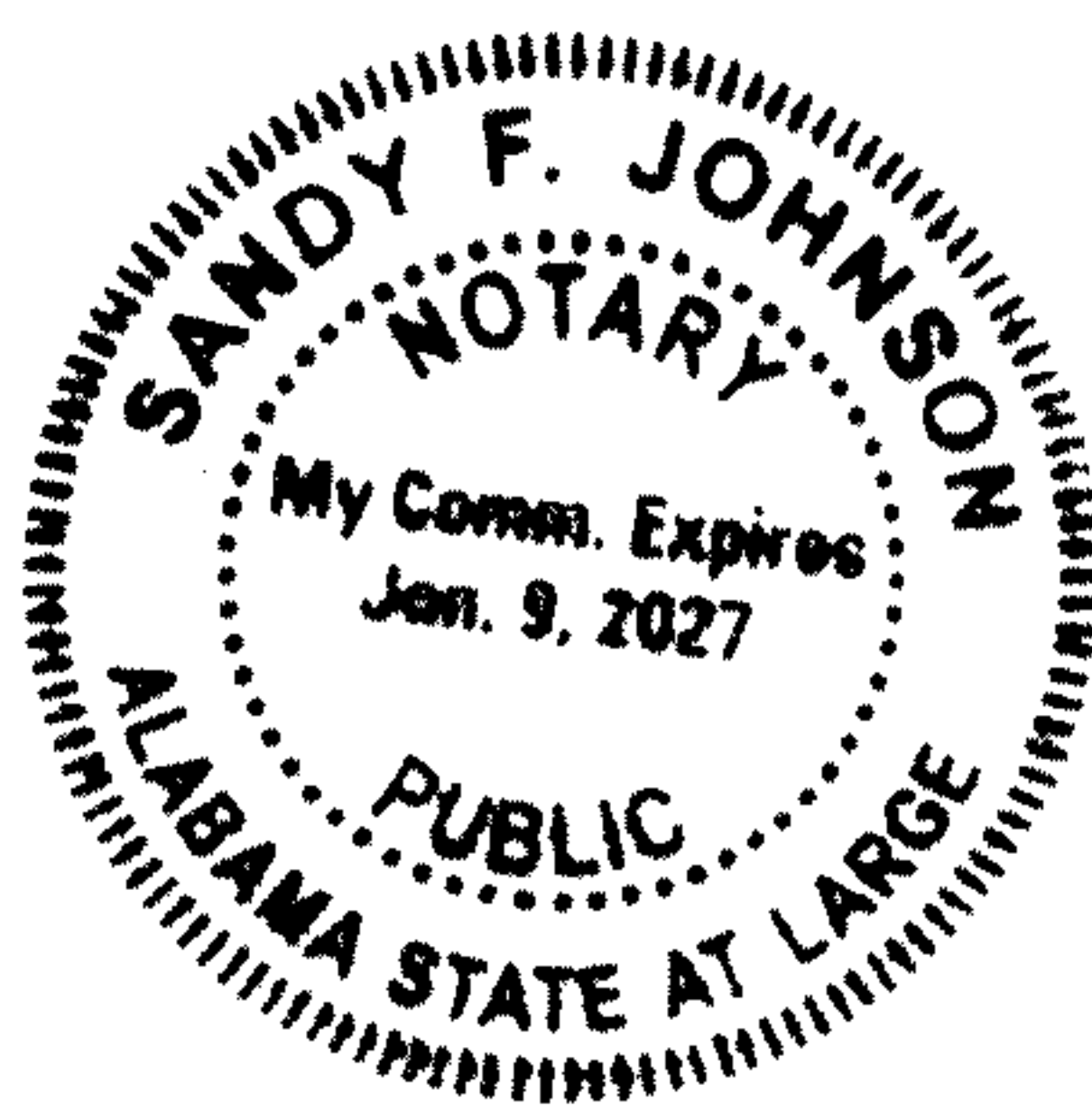
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Jeffery Morris Horton
Jeffery Morris Horton

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jeffery Morris Horton**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

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



Sandy F. Johnson
Notary Public
My commission expires: 1/9/2027

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Heather Diane French
Heather Diane French

STATE OF Alabama)
COUNTY OF Morgan)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Heather Diane French**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of June, 2024.

Nancy Lott
Notary Public
My commission expires: 11-04-2024

NANCY LOTT
NOTARY PUBLIC
ALABAMA STATE AT LARGE
My Commission Expires 11-04-2024



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Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Heirs of Morris Eldred Horton, Jr.
 Mailing Address 2077 Liv Drive
 Trussville, AL 35173

Grantee's Name Janice Lee Monk Horton
 Mailing Address 2044 Liv Drive
 Trussville, AL 35173

Property Address 123 Oakbrook Ln
 Alabaster, AL 35007

Date of Sale 07/09/2024

Total Purchase Price \$ 283,500.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 07/17/2024 01:34:34 PM
 \$347.50 LAURA
 20240717000218040

Alisa Byrd

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
☐ Sales Contract ☒ Other tax value
☐ 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 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 7-9-24

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1