

Parcel I.D. #:

Send Tax Notice To: Ronnie Horton

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20240827000266900 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
08/27/2024 09:53:41 AM FILED/CERT

Know all men by these presents, that in consideration of the sum of Two Thousand Five Hundred Dollars and 00/100 (\$2,500.00), the receipt of sufficiency of which are hereby acknowledged, that **Shellye Horton Thomas, a married woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Ronnie Joe Horton and Kathy Marie Horton**, hereinafter known as the GRANTEE;

Begin at the SW Corner of the SW 1/4 of the NW 1/4 of Section 33, Township 21 South, Range 1 West, said point being the Point of Beginning; Thence North 87 degrees 02' 34" East a distance of 198.34' to a point in Golden Road; Thence North 39 degrees 19' 30" East and along said Golden Road a distance of 21.55', to a curve to the left, having a radius of 150.00', subtended by a chord bearing of North 23 degrees 10' 05" East, and a chord distance of 83.48'; Thence along the arc of said curve and along Golden Road for a distance of 84.60'; Thence North 07 degrees 00' 39" East and along said Golden Road a distance of 65.55'; Thence South 89 degrees 51' 50" West and leaving said Golden Road a distance of 252.98'; Thence South 00 degrees 08' 10" East a distance of 168.11' to the Point of Beginning. Said Parcel containing 0.88

Subject to any and all easements, rights of way, covenants and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN.

This deed was prepared without the benefit of a title search, and a survey was performed. The legal description was taken from that certain survey performed by Rodney L. Shifflet, AL Reg. # 21784 on or about 18 March, 2024 under Job # 24078.

TO HAVE AND TO HOLD to the said GRANTEE 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

Shelby County, AL 08/27/2024
State of Alabama
Deed Tax: \$2.50



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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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 22 Day of Aug., 2024.

Shellye Horton Thomas
Shellye Horton Thomas
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

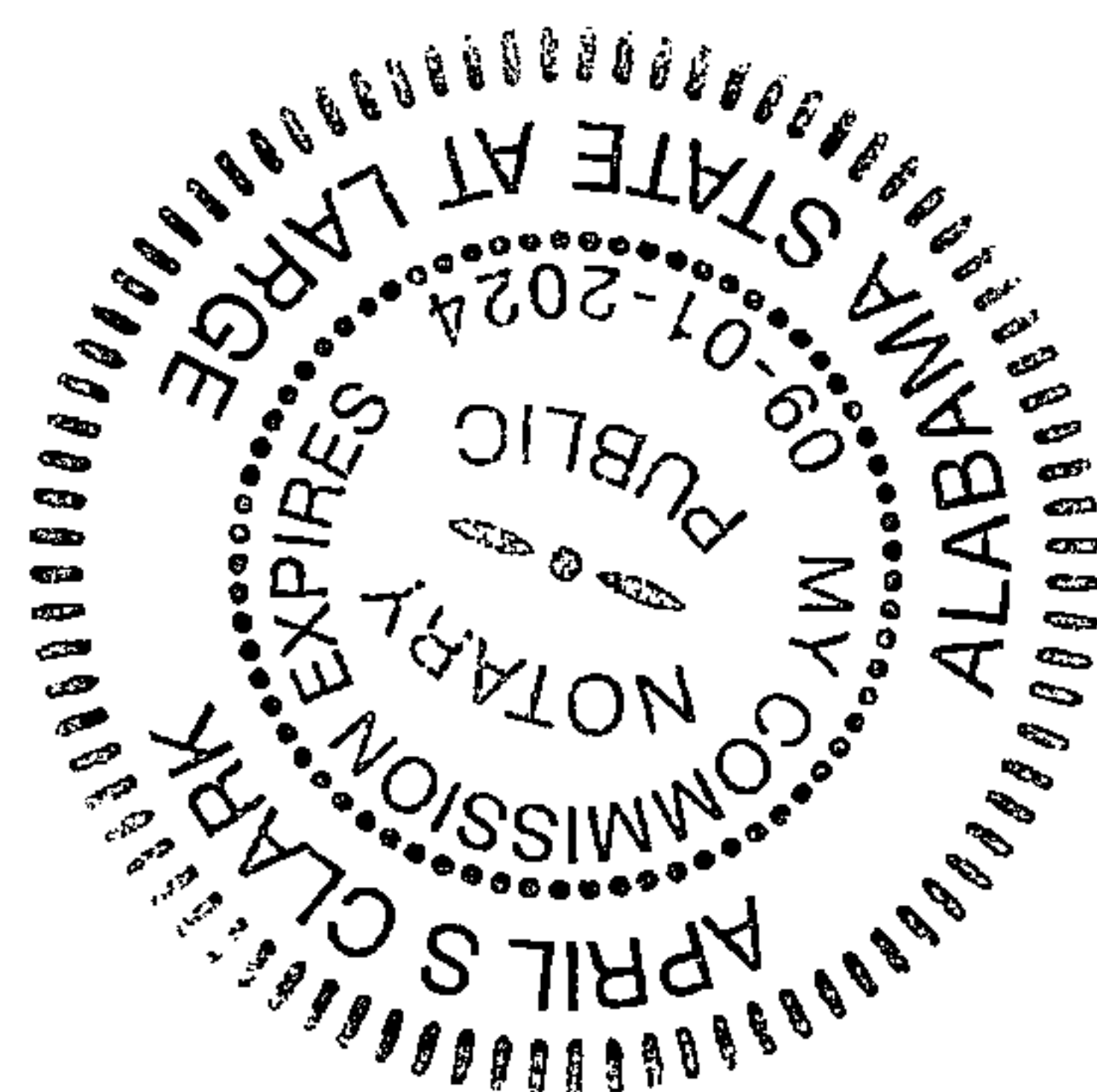
I, the undersigned, a Notary Public in and for said State, do hereby certify that *Shellye Horton Thomas, a married woman*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 22nd Day of August, 2024.

April Clark
NOTARY PUBLIC
My Commission Expires: 9-1-2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



Real Estate Sales Validation Form

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

Grantor's Name Shellye Horton Thomas
Mailing Address P.O. Box 1422
Calera, AL 35040

Grantee's Name Ronnie & Kathy Horton
Mailing Address _____

Property Address 0.88 Acres
Golden Rd.
Columbiana, AL

Date of Sale 8/22/24

Total Purchase Price \$ 7,500.-

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 8/22/24

Print Shellye Horton Thomas

☐ Unattested

Sign

Shellye Horton Thomas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1