



20240903000273030 1/5 \$38.00  
Shelby Cnty Judge of Probate, AL  
09/03/2024 10:04:51 AM FILED/CERT

SEND TAX NOTICE TO:

Charles Brandon Horton  
625 Co. Rd. 77  
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY:

Frank C. Ellis, Jr.  
WALLACE | ELLIS  
ELLIS • HEAD • OWENS • JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

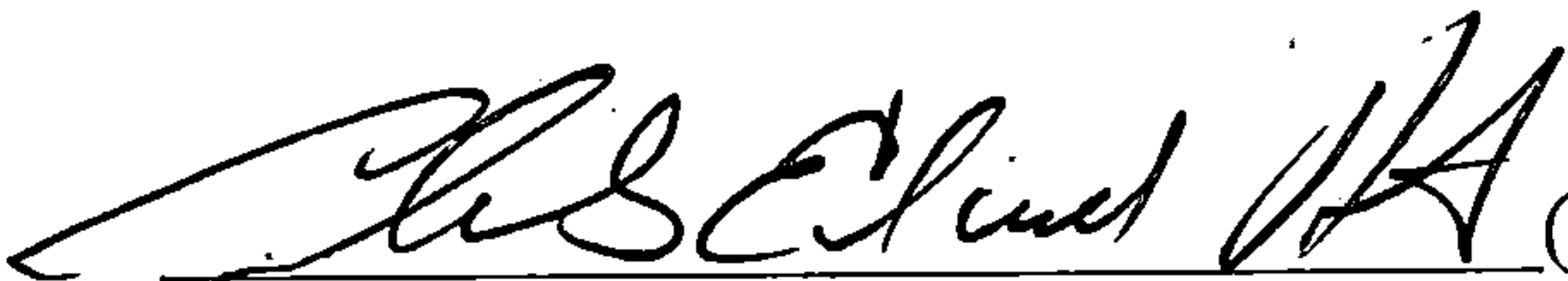
That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** and settlement of the Estate of **Frank Oliver Horton, deceased, Probate Court of Shelby County, Alabama, Case No. PR-2021-001030**, to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, **Charles Edward Horton and Pamela Dean Horton Jones**, the Personal Representatives of the Estate of Frank Oliver Horton, deceased, Probate Court of Shelby County, Alabama, Case No. PR-2021-001030, pursuant to Letters Testamentary dated May 10, 2023 (herein referred to as GRANTOR), do hereby grant, bargain, sell, and convey unto **Charles Brandon Horton** (herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out here, said Exhibit "A" is signed by Grantor(s) for identification purposes.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**TO HAVE AND TO HOLD** unto the said GRANTEE his heirs and assigns, forever.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals this 3<sup>rd</sup> day of September, 2024.

 (SEAL)

**Charles Edward Horton** – in his individual capacity and as Co-Personal Representative of the Estate of Frank Oliver Horton, deceased, Probate Court of Shelby County, Alabama, Case No. PR-2021-001030, pursuant to Letters Testamentary dated May 10, 2023

 (SEAL)

**Pamela Dean Horton Jones** in her individual capacity and as Co-Personal Representative of the Estate of Frank Oliver Horton, deceased, Probate Court of Shelby County, Alabama, Case No. PR-2021-001030, pursuant to Letters Testamentary dated May 10, 2023

(acknowledgments on following page)



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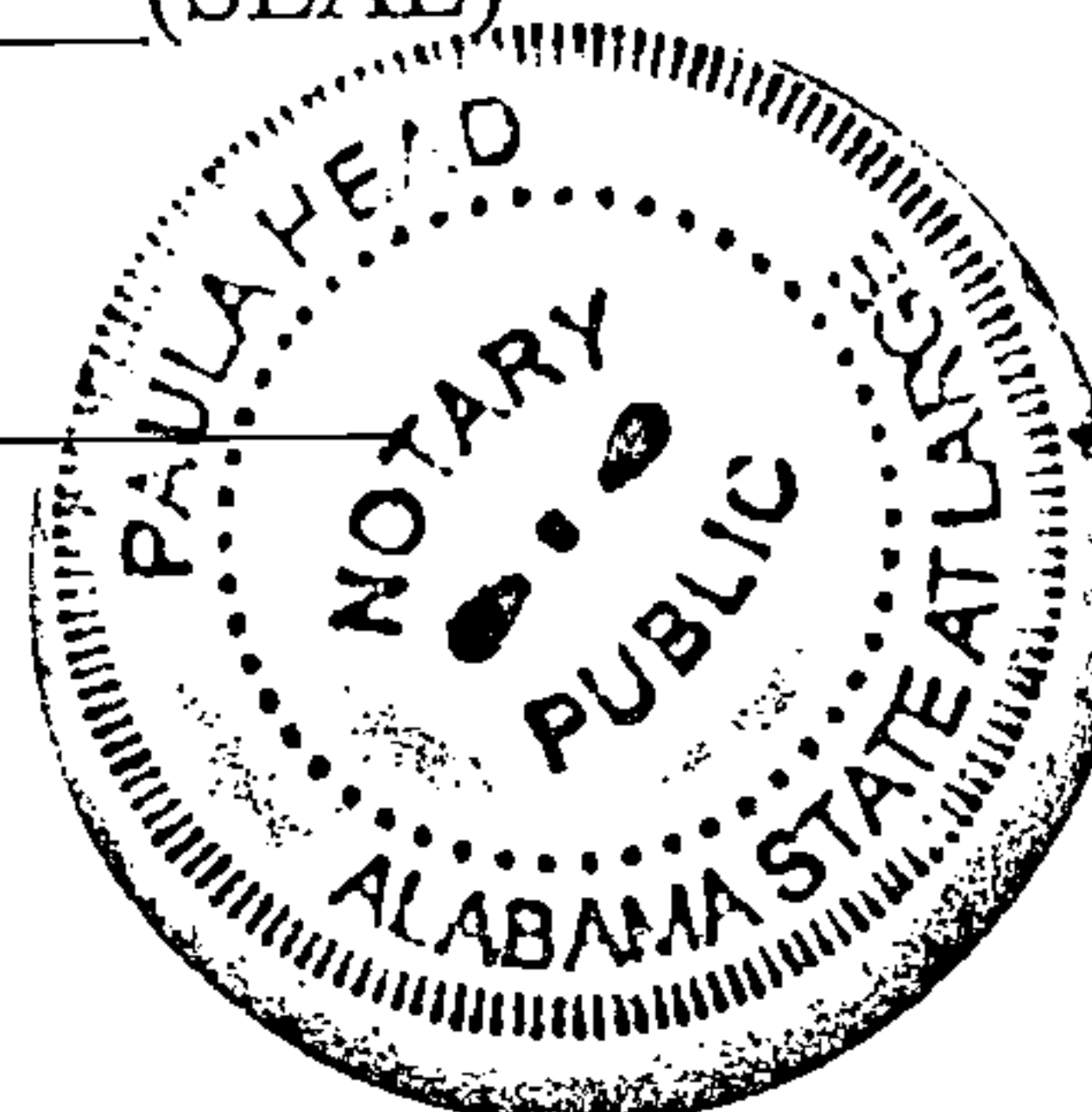
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Edward Horton, in his individual capacity and as Co-Personal Representative of the Estate of Frank Oliver Horton, deceased, Probate Court of Shelby County, Alabama, Case No. PR-2021-001030, pursuant to Letters Testamentary dated May 10, 2023, 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, in such individual capacity and as such Co-Personal Representative and will full authority, did execute the same voluntarily for and as the act of said Estate on the day the same bears date.

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

Paula Head (SEAL)  
Notary Public

My Commission Expires: 01-31-2028



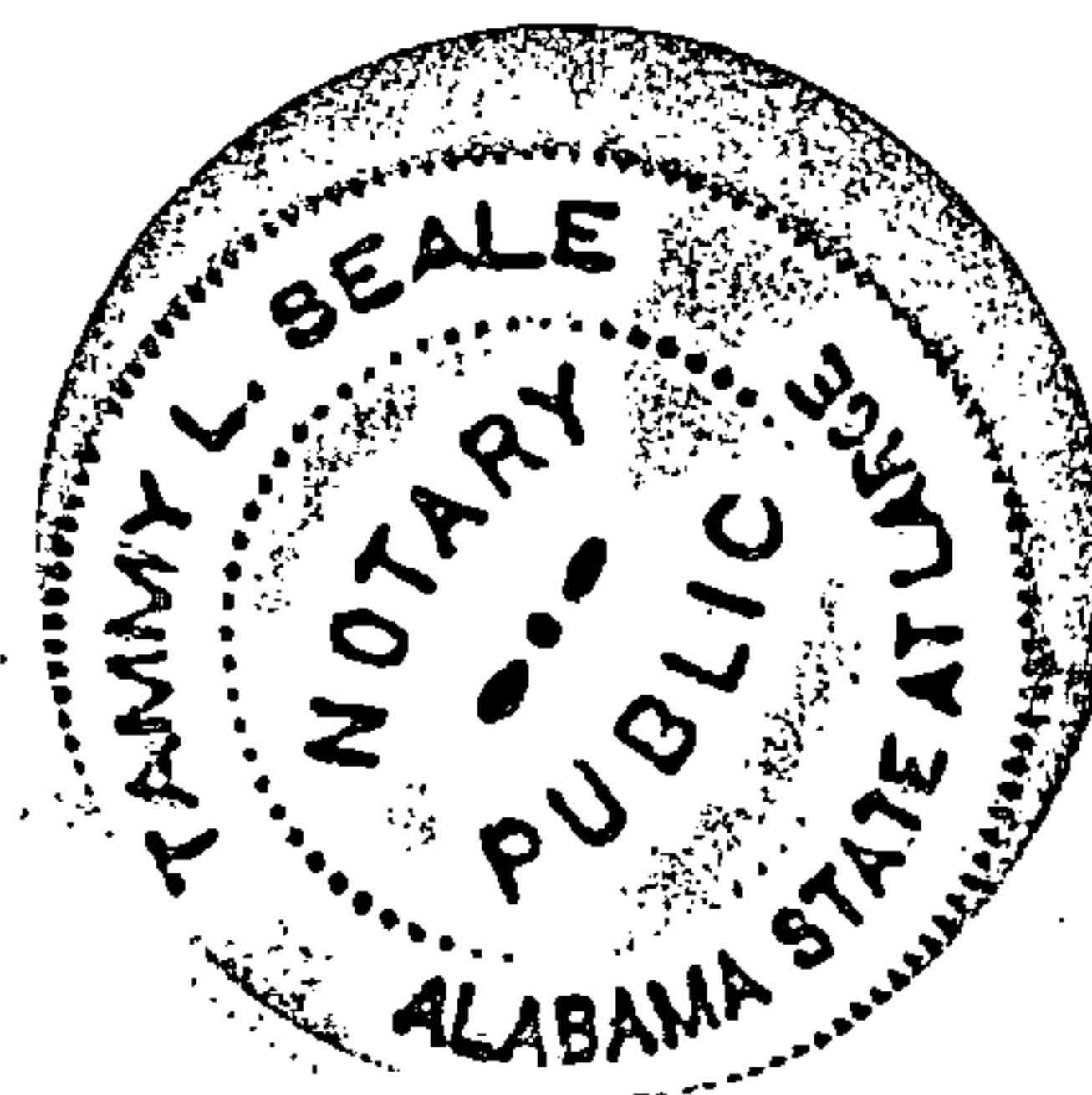
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pamela Dean Horton Jones, in her individual capacity and as Co-Personal Representative of the Estate of Frank Oliver Horton, deceased, Probate Court of Shelby County, Alabama, Case No. PR-2021-001030, pursuant to Letters Testamentary dated May 10, 2023, 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, in such individual capacity and as such Co-Personal Representative and will full authority, did execute the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 3rd day of September, 2024.

Tammy L. Seale (SEAL)  
Notary Public

My Commission Expires: 7-12-2027







20240903000273030 3/5 \$38.00  
Shelby Cnty Judge of Probate, AL  
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## Exhibit "A"

### LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO FRANK OLIVER HORTON, IN DEED BOOK 185 AT PAGE 250, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 3/8" REBAR, FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE S02°00'47" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 354.70 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", AT THE POINT OF BEGINNING;

THENCE S 89°41'48" E, A DISTANCE OF 376.75 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE S 00°18'12" W, A DISTANCE OF 315.00 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;

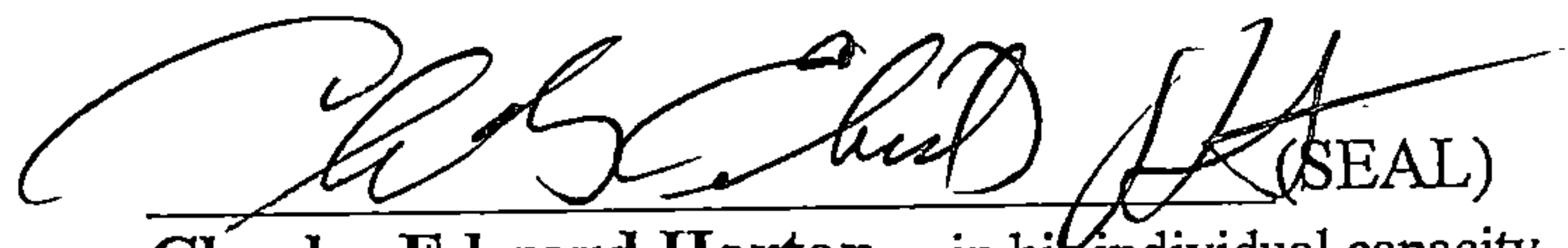
THENCE N 89°41'48" W, A DISTANCE OF 364.01 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE N 89°41'48" W, A DISTANCE OF 59.10 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", ON THE EAST RIGHT OF WAY OF COUNTY HIGHWAY 77;

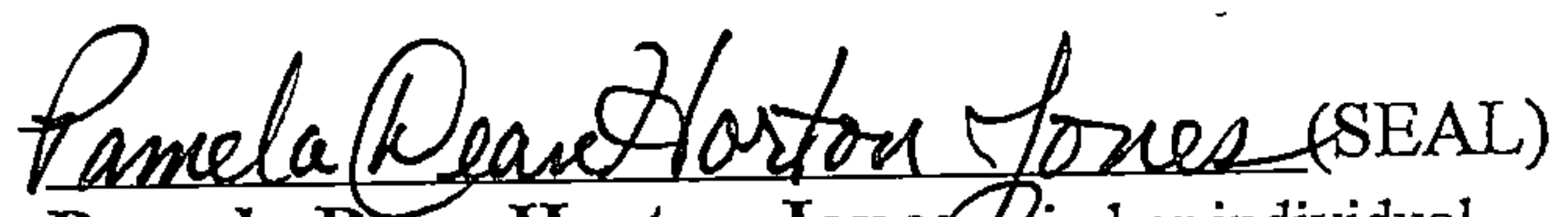
THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING  
N 02°58'55" E A DISTANCE OF 60.01 FEET,  
N 03°28'17" E A DISTANCE OF 255.44 FEET,  
TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165"

THENCE S 89°41'48" E, A DISTANCE OF 29.44 FEET TO THE POINT OF BEGINNING.  
THE HEREIN DESCRIBED PARCEL CONTAINS 3.000 ACRES OF LAND.

SIGNED FOR IDENTIFICATION:



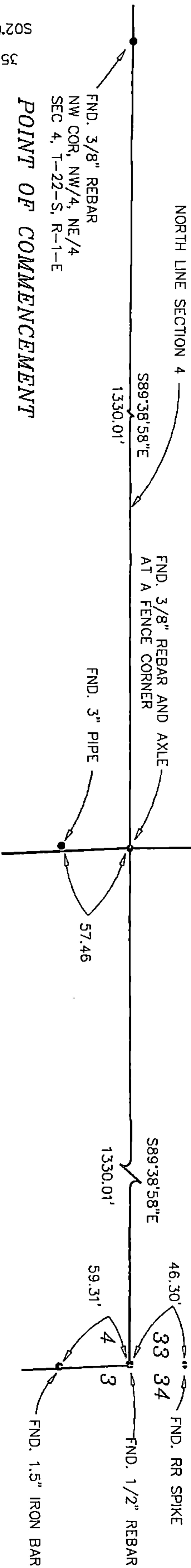
**Charles Edward Horton** – in his individual capacity  
and as Co-Personal Representative of the Estate of Frank  
Oliver Horton, deceased, Probate Court of Shelby County,  
Alabama, Case No. PR-2021-001030, pursuant to Letters  
Testamentary dated May 10, 2023



**Pamela Dean Horton Jones** in her individual  
capacity and as Co-Personal Representative of the Estate  
of Frank Oliver Horton, deceased, Probate Court of Shelby  
County, Alabama, Case No. PR-2021-001030, pursuant to  
Letters Testamentary dated May 10, 2023



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Shelby Cnty Judge of Probate, AL  
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LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO FRANK OLIVER HORTON, IN DEED BOOK 185 AT PAGE 250, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8" REBAR, FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE S02°00'47" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 354.70 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", AT THE POINT OF BEGINNING;

THENCE S 89°41'48" E, A DISTANCE OF 376.75 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

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THENCE N 89°41'48" W, A DISTANCE OF 364.01 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;

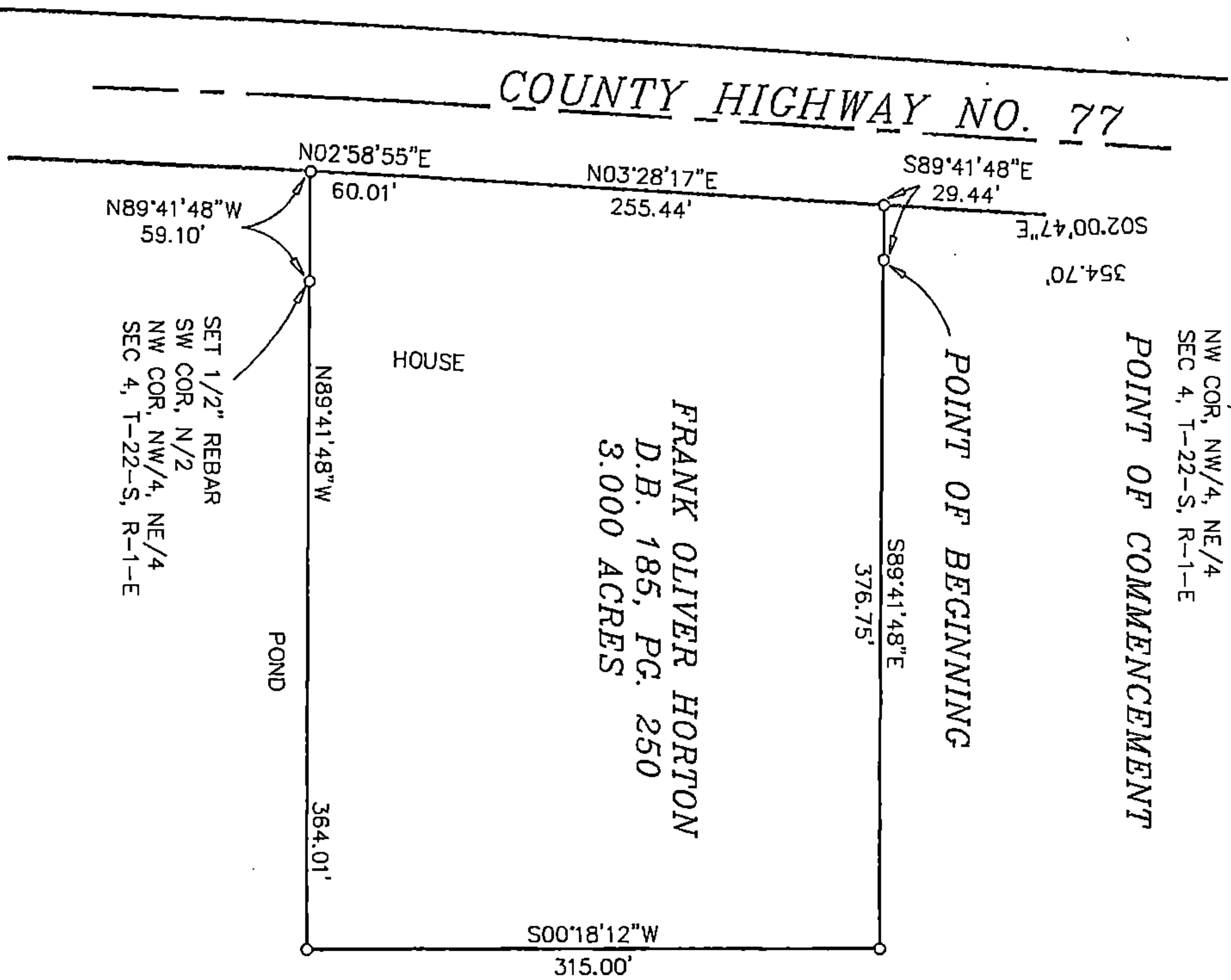
THENCE N 89°41'48" W, A DISTANCE OF 59.10 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", ON THE EAST RIGHT OF WAY OF COUNTY HIGHWAY 77;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING

N 02°58'55" E A DISTANCE OF 60.01 FEET,  
N 03°28'17" E A DISTANCE OF 255.44 FEET,

TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165"

THENCE S 89°41'48" E, A DISTANCE OF 29.44 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 3.000 ACRES OF LAND.



FRANK OLIVER HORTON  
D.B. 185, PG. 250  
3.000 ACRES

FRANK OLIVER HORTON  
D.B. 185, PG. 250

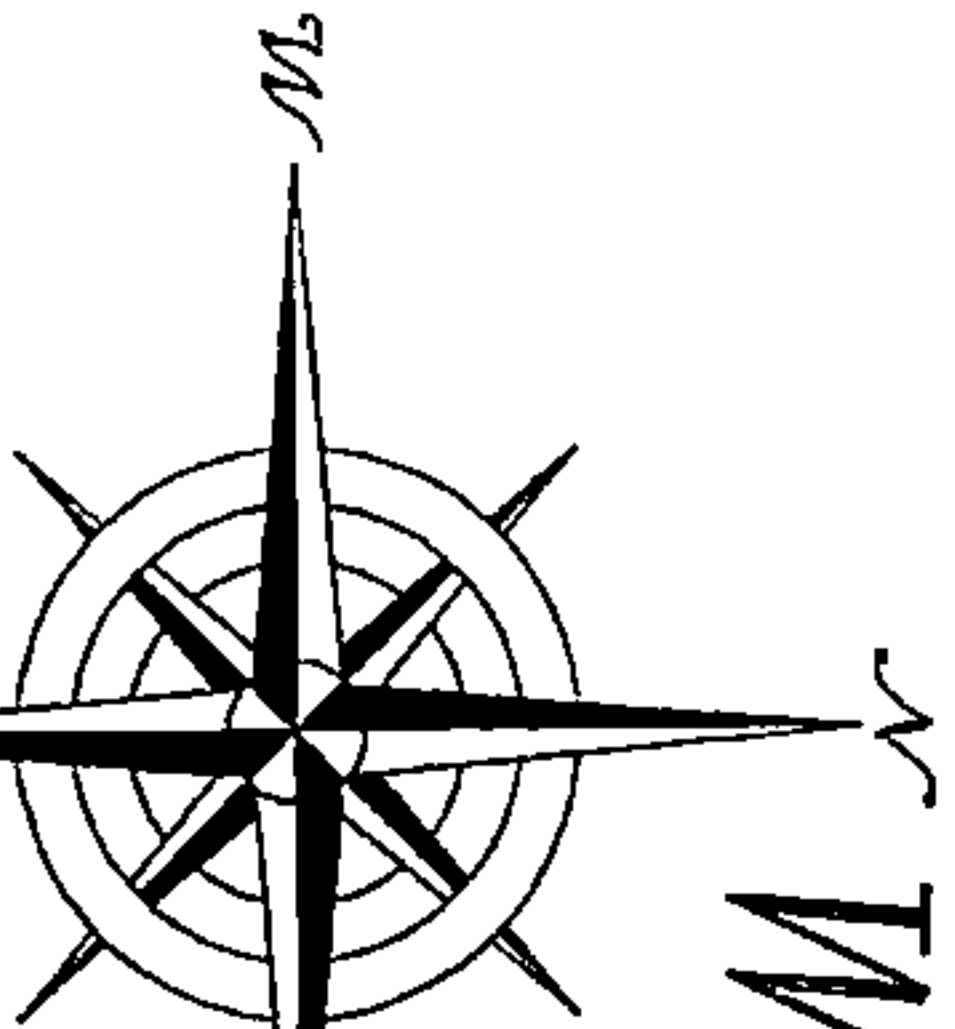
LEGEND

- = IRON PIN FOUND (SIZE SHOWN)
- = CONCRETE MONUMENT FOUND
- = PK NAIL FOUND
- = RR SPIKE FOUND
- = 1/2" REBAR SET WITH CAP STAMPED "WHEELER - 16165"
- = 4" DIAMETER CONCRETE MONUMENT
- = SET WITH CAP STAMPED "WHEELER 16165"
- = PK NAIL SET WITH DISK
- △ = TRANSVERSE POINT
- U— = OVERHEAD UTILITY
- X- = FENCE
- = UTILITY POLE
- ( ) = RECORD
- ( ) = NOT TO SCALE
- = CENTERLINE
- = PROPERTY LINE
- = EASEMENT
- D.B. = DEED BOOK
- P.G. = PAGE
- M.B.L. = MINIMUM BUILDING LINE
- O.D. = OUTSIDE DIAMETER
- P.B. = PLAT BOOK
- REF. MON. = REFERENCE MONUMENT
- C.P. = CRIMPED PIPE
- ROW = RIGHT OF WAY
- U & D = UTILITY & DRAINAGE
- W.M. = WATER METER

NOTES:

1. THIS SURVEY WAS PERFORMED FOR MR. CHUCK HORTON.
2. THIS SURVEY WAS REQUESTED BY MR. CHUCK HORTON.
3. THE FIELD WORK WAS DONE BETWEEN 4/18/24 AND 7/8/24.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST ZONE OF THE ALABAMA STATE PLANE COORDINATE SYSTEM, NAD 83.
5. NO TITLE SEARCH WAS DONE BY THIS OFFICE.
6. NO EASEMENTS ARE SHOWN EXCEPT THOSE VISIBLE ON THE GROUND OR FURNISHED BY THE CLIENT.

BOUNDARY SURVEY  
OF A PART OF THE  
FRANK & VALERIA HORTON PROPERTY  
IN THE NE 1/4 OF SEC. 4, TOWNSHIP 22 SOUTH, RANGE 1 EAST  
SHELBY COUNTY, ALABAMA



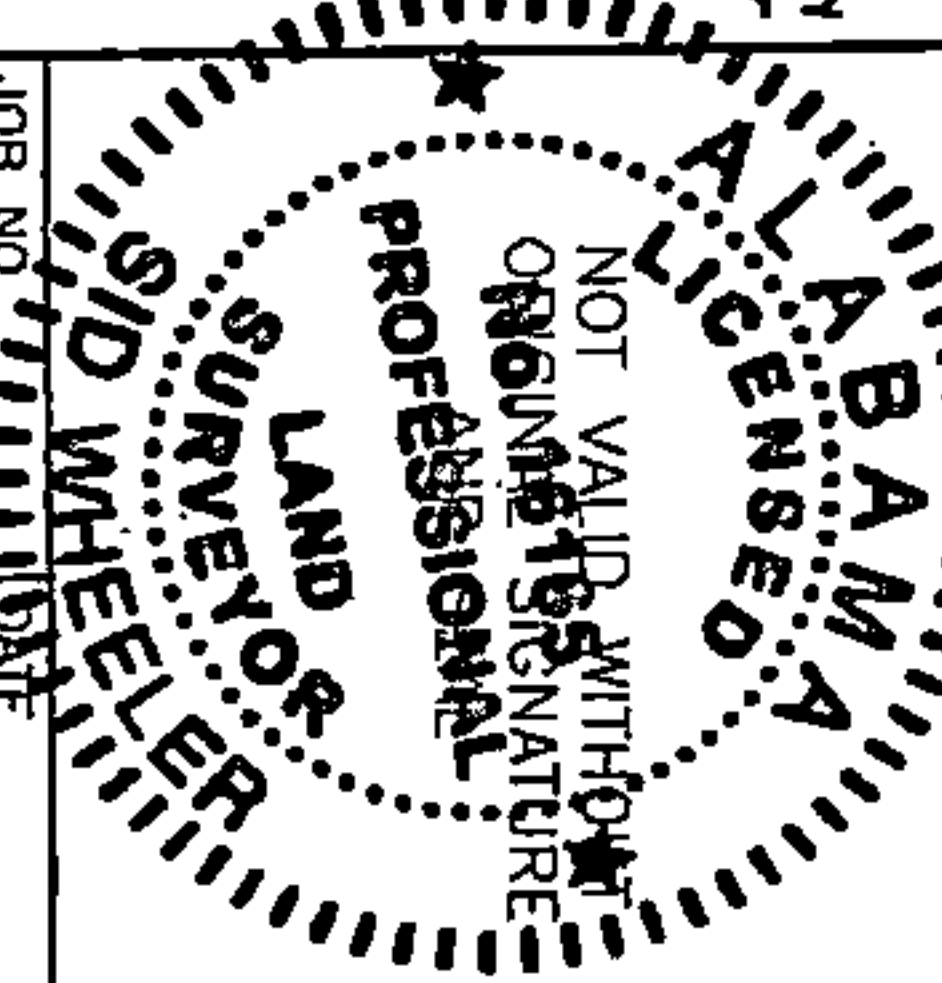
WHEELER SURVEYING  
AND MAPPING

907 HWY. 109  
WILSONVILLE, ALABAMA 35186  
PH 205/669-0178

I STATE THAT THIS SURVEY AND MAP MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN AL.

SID WHEELER

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 16165



DRAWN BY SWW  
CHECKED BY  
DATE 07/09/25  
DRAWING NO. 99-071-7



# Real Estate Sales Validation Form

20240903000273030 5/5 \$38.00  
Shelby Cnty Judge of Probate, AL  
09/03/2024 10:04:51 AM FILED/CERT

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

Grantor's Name Estate of Frank Oliver Horton  
Mailing Address 1037 Hwy 77  
Columbia, Ala  
35

Grantee's Name Charles Brannin Horton  
Mailing Address 625 Hwy 77  
Columbia, Ala  
35051

Property Address 625 Hwy 77  
Columbia, Ala  
35051

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ 467,710

or  
Assessor's Market Value \$ 34,225.00

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 \_\_\_\_\_

Print Lynn Horton [Signature]

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1