

This Instrument Prepared By:
Jennifer Q. Griffin, Esquire
Campisi Law, PC
3016 Pump House Road
Birmingham, AL 35243

Send Tax Notice To:

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20240903000273220 1/3 \$214.50
Shelby Cnty Judge of Probate, AL
09/03/2024 11:19:07 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to **Gina G. Horton and Larry Eugene Horton**, husband and wife ("Grantors") do remise, quit claim and convey to the said **Larry Eugene Horton**, a life estate in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 37, according to The Correction Plat No. 1 of Park Place,
First Addition, Phase II, as recorded in Map Book 16, Page 125
in the Probate Office of Shelby County, Alabama.

THE GRANTORS, RESERVE A LIFE ESTATE FOR GINA G. HORTON AND GRANTS A LIFE ESTATE TO LARRY EUGENE HORTON. THE PURPOSE OF THIS QUITCLAIM DEED IS TO GRANT A LIFE ESTATE FOR THE BENEFIT OF LARRY EUGENE HORTON AND GINA G. HORTON FOR THE DURATION OF THEIR JOINT LIVES.

SUBJECT TO:

1. Ad Valorem taxes for the year 2024 and subsequent years, said taxes being a lien but not due and payable until October 1, 2024.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

THE PROPERTY HEREIN IS THE HOMESTEAD RESIDENCE OF THE GRANTORS.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said **Gina G. Horton and Larry Eugene Horton**, their heirs and assigns forever.

Shelby County, AL 09/03/2024
State of Alabama
Deed Tax: \$186.50

IN WITNESS WHEREOF, **Gina G. Horton and Larry Eugene Horton** have hereunto
set their hands and seals, this 20th day of August, 2024.

Gina G. Horton (SEAL)
Gina G. Horton

Larry Eugene Horton (SEAL)
Larry Eugene Horton

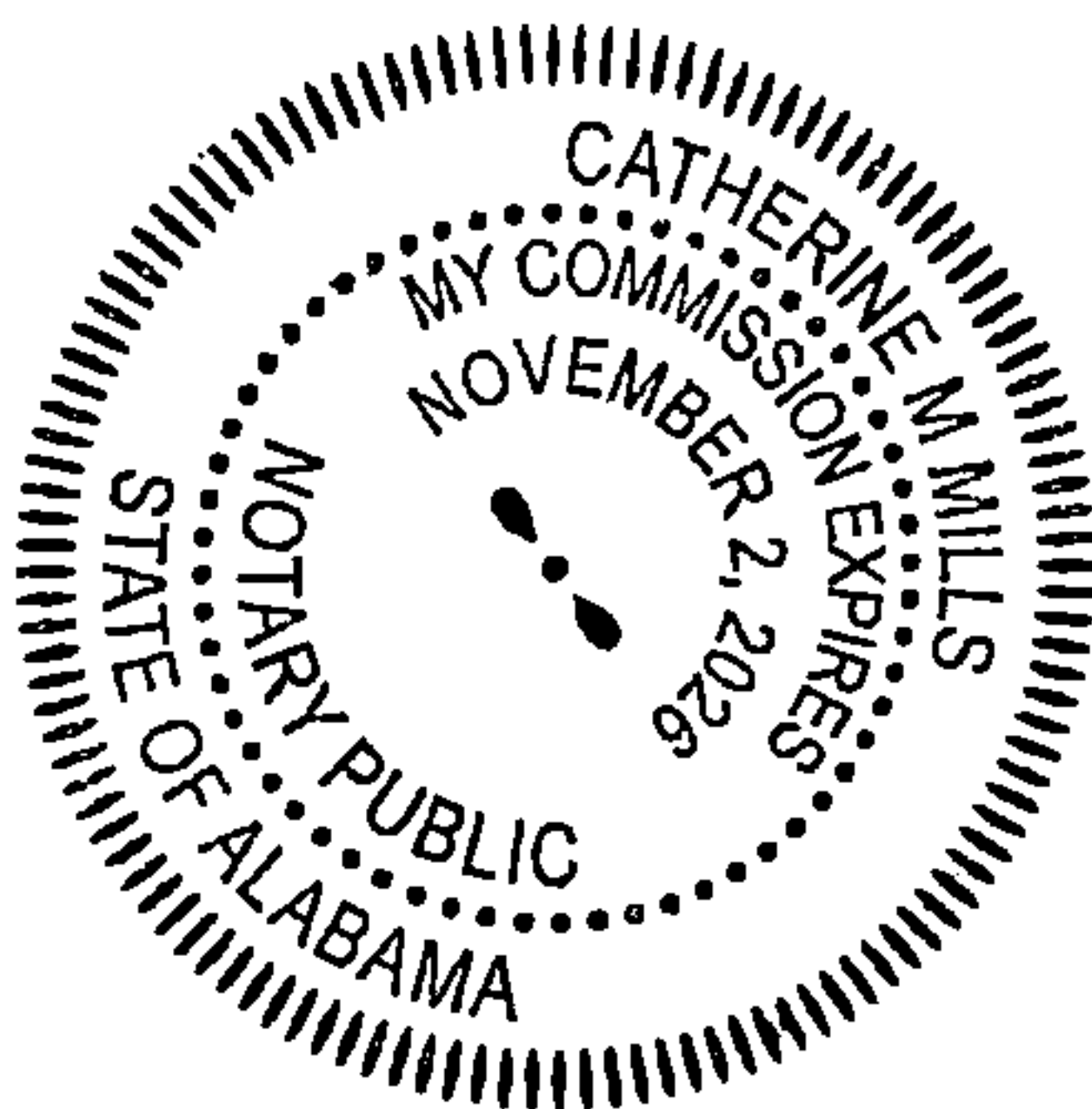
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify
that **Gina G. Horton and Larry Eugene Horton**, whose names are signed to the foregoing
conveyance and who are known to me, acknowledged before me this date that, being informed of
the contents of said conveyance, they, with full authority, executed the same voluntarily on the
date the same bears date.

Given under my hand and official seal this 20th day of August, 2024.

Catherine M Mills
Notary Public
My Commission Expires: 11/2/26

(SEAL)



Real Estate Sales Validation Form

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

Grantor's Name Gina G. Horton
Mailing Address Larry Eugene Horton
237 Park Place
Alabaster, AL 35007

Grantee's Name Larry Eugene Horton
Mailing Address 237 Park Place
Alabaster, AL 35007

Property Address 237 Park Place
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 186,200.00



20240903000273220 3/3 \$214.50
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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 Tax Assessor 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 8/20/24

Print Gina G. Horton

☐ Unattested _____
(verified by)

Sign Gina G. Horton
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1