

SEND TAX NOTICE TO:

Charles Edward Horton  
835 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,

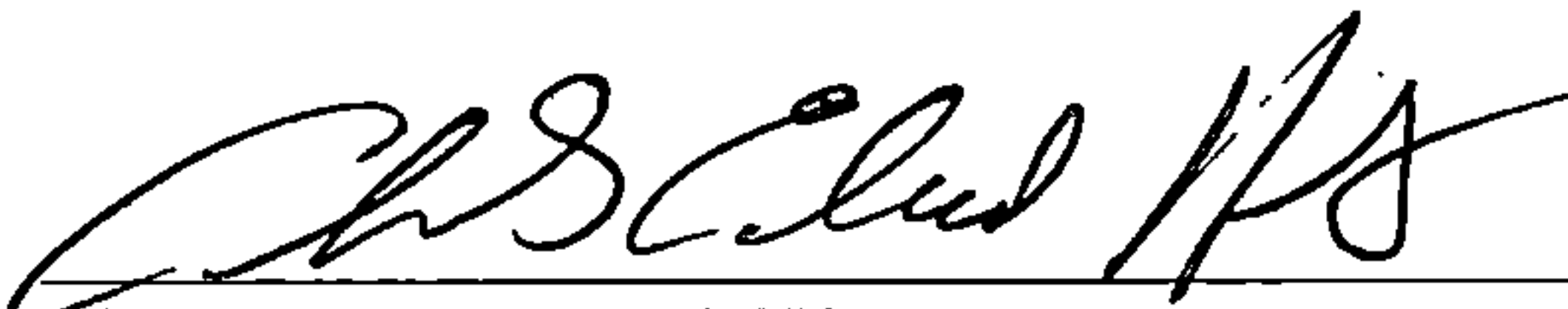
That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00) and settlement of the Estate of Frank Oliver Horton, deceased, Probate Court of Shelby County, Alabama, Case No. PR-2021-001030**, to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof 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 Edward 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 30 day of January, 2025.

 (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)

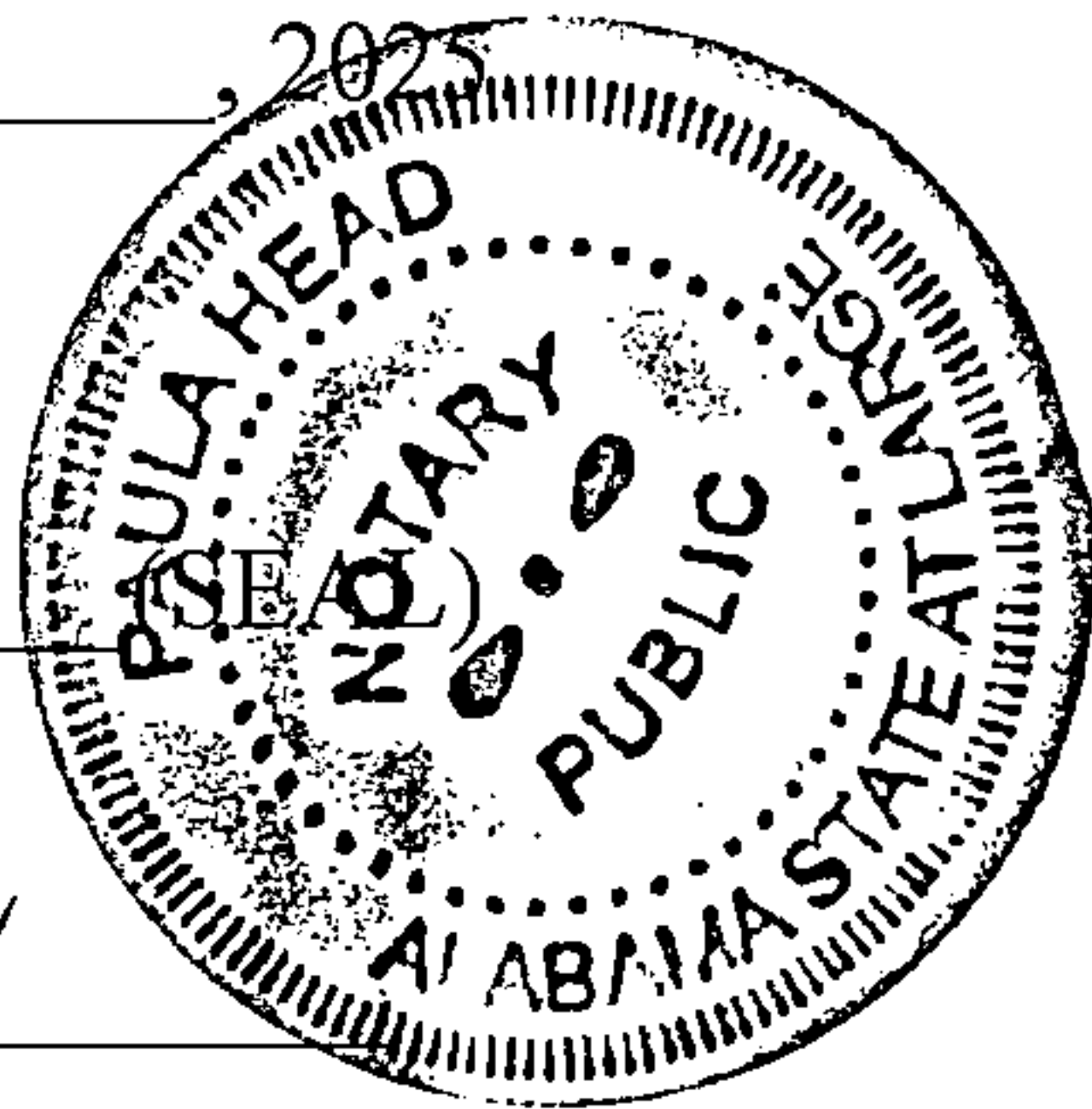
STATE OF ALABAMA  
SHELBY COUNTY

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 30 day of January, 2025

Paula Head  
Notary Public

My Commission Expires: 01-31-2028



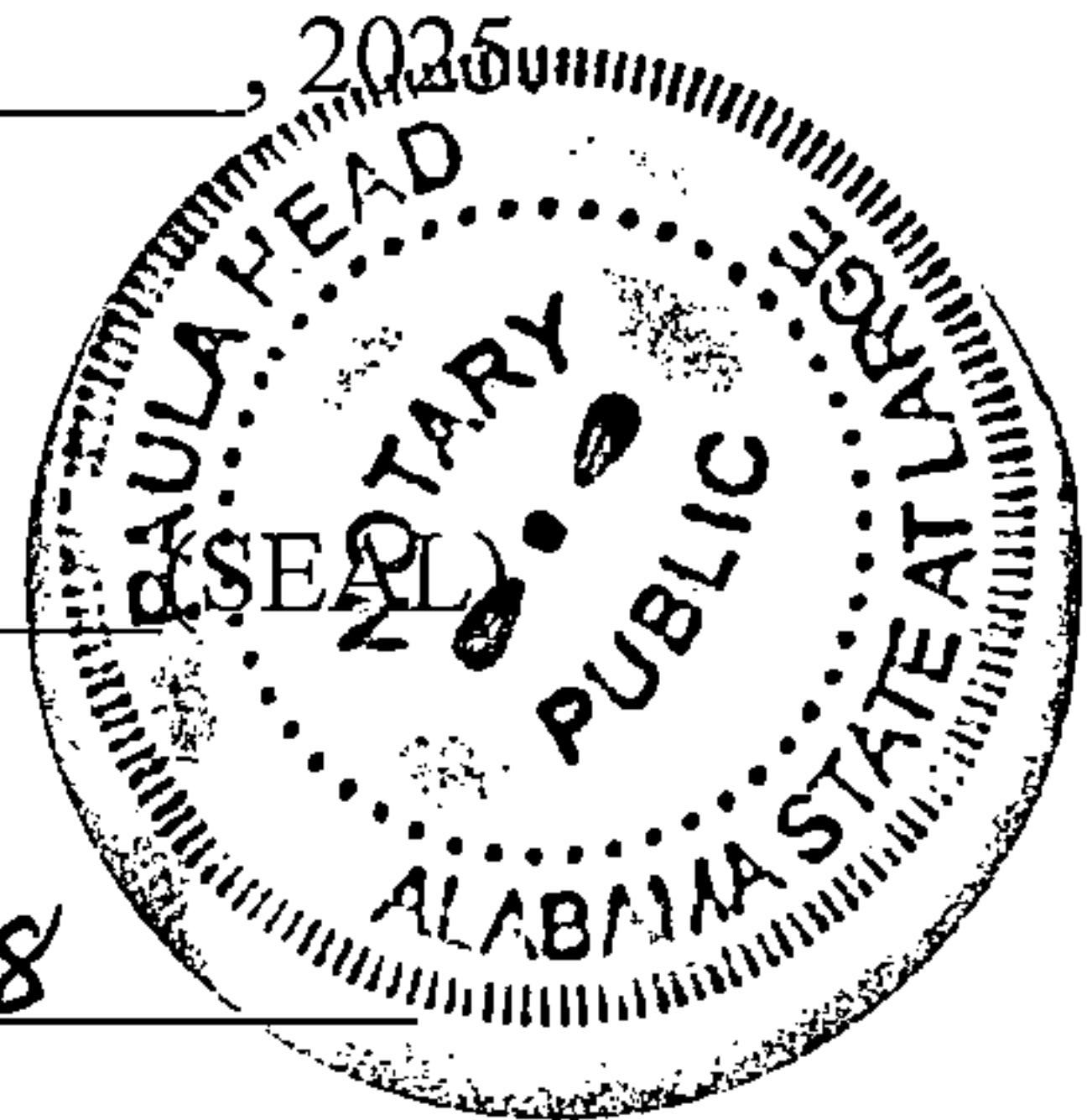
STATE OF ALABAMA  
SHELBY COUNTY

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 30 day of January, 2025

Paula Head  
Notary Public

My Commission Expires: 01-31-2028



## Exhibit "A"

A PARCEL OF LAND IN THE SOUTH 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 DEEDS TO FRANK OLIVER HORTON, IN DEED BOOK 185 AT PAGE 250 AND INSTRUMENT NUMBER 2006 1023000 522950 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN AXLE, FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE S02°02'17" E, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 668.65 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", AT THE POINT OF BEGINNING;

THENCE S02°02'17" E, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 668.64 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE N 89°45'13" W, A DISTANCE OF 1330.85 FEET TO THE SOUTHWEST CORNER OF SAID SIXTEENTH SECTION;

THENCE N 89°45'13" W, A DISTANCE OF 81.40 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY HIGHWAY 77;

THENCE NORTH ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES,

N 00°04'37" E, A DISTANCE OF 38.68 FEET,

N 01°11'41" W, A DISTANCE OF 84.06 FEET,

N 01°45'36" W, A DISTANCE OF 104.38 FEET,

N 01°51'23" W, A DISTANCE OF 81.76 FEET,

N 01°38'49" W, A DISTANCE OF 66.39 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE N 85°14'44" E, A DISTANCE OF 259.53 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE S 89°41'48" E, A DISTANCE OF 533.50 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";


THENCE N 00°18'12" E, A DISTANCE OF 271.48 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE S 89°41'48" E, A DISTANCE OF 603.05 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 16.58 ACRES OF LAND.

SIGNED FOR IDENTIFICATION:

 (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

# Real Estate Sales Validation Form



20250130000029800 4/4 \$35.00  
Shelby Cnty Judge of Probate, AL  
01/30/2025 01:59:11 PM FILED/CERT

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

Grantor's Name Charles & Pam Horton

Mailing Address 835 Hwy 77  
Colon Blount, AL

Grantee's Name Charles Horton

Mailing Address 835 Hwy 77  
Colon Blount, AL

Property Address 705 Hwy 77  
Colon Blount, AL

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 220,950

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 Per Will

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 1/30/25

Unattested

(verified by)

Print Charles Horton

Sign Charles Horton

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1