

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Seth Horton
Doug Horton

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THREE HUNDRED EIGHTY EIGHT THOUSAND AND NO/00 DOLLARS (\$388,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Wayne Horton, a married man (herein referred to as Grantor)* grant, bargain, sell and convey unto **Seth Horton and Doug Horton, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit “A” for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the grantor or spouse

TO HAVE AND TO HOLD Unto the said **GRANTEES** 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 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

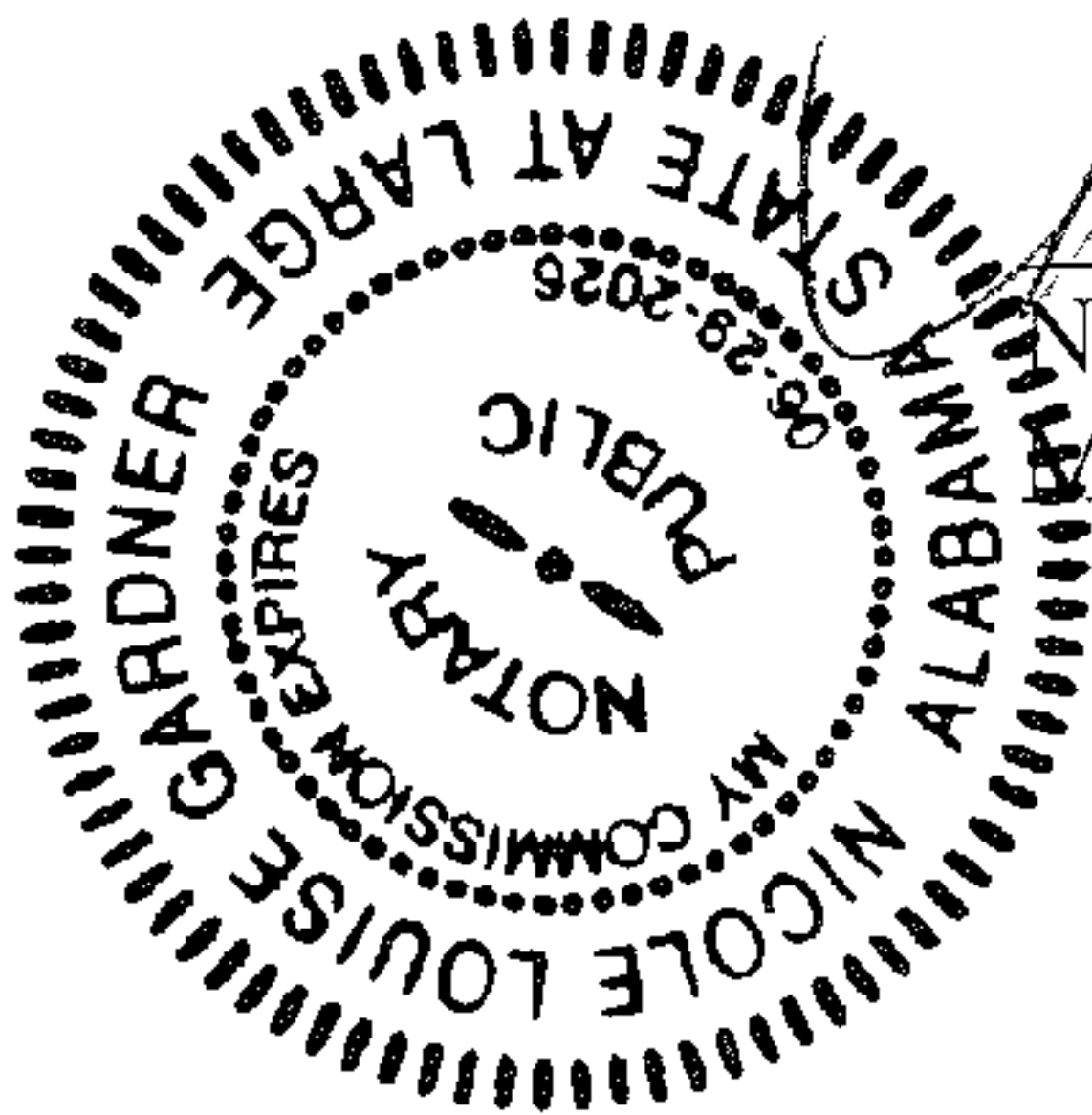
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of March 2025.

Wayne Horton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Wayne Horton**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March 2025.


Nicole Louise Gardner

Notary Public
My Commission Expires: 03-28-26

Exhibit “A” – Legal Description**Parcel 2**

Commence at the NW Corner of Fractional Section 22, Township 22 South, Range 1 West, Shelby County, Alabama; thence N88°02’13”E a distance of 985.91’ to the Southwestrly R.O.W. line of Shelby County Highway 42; thence S54°25’10”E and along said R.O.W. line a distance of 231.01’; thence N35°34’50”E and along said R.O.W. line a distance of 50.00’; thence S54°25’10”E and along said R.O.W. line a distance of 418.50’, to a curve to the left, having a radius of 1004.93’ subtended by a chord bearing of S63°34’10”E, and a chord distnace of 319.61’; thence along the arc of said curve and along said R.O.W. line for a distance of 320.97’; thence S72°43’10”E and along said R.O.W. line a distance of 385.00’, to a curve to the right, having a radius of 904.93’, subtended by a chord bearing of S64°19’10”E, and a chord distance of 264.39’; thence along the arc of said curve and along said R.O.W. line for a distance of 265.34’; thence S55°55’10”E and along said R.O.W. line a distance of 296.39’; thence S00°29’55”E and leaving said R.O.W. line a distance of 2851.70’; thence N28°20’35”W a distance of 1986.03’; thence S89°05’15”W a distance of 808.51’; thence N27°30’45”E a distance of 495.80’; thence N00°19’55”W a distance of 1419.60’ to the POINT OF BEGINNING.

ALSO AND INCLUDING an Ingress/Egress and Utility Easement located in the North ½ of Fractional Section 22, Township 22 South, Range 1 West, Shelby County, Alabama, along the existing dirt driveway coming off Twin Creek Drive (Old Shelby-Calera Road).

ALSO AND INCLUDING an ingress/egress & utility easement across old shelby-calera road, as recorded in Inst. #20051221000658080, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/31/2025 01:50:58 PM
 \$416.00 JOANN
 20250331000095090

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Wayne Horton
 Mailing Address 301 Horton Cove Rd
Calera, AL
35040

Grantee's Name Seth Horton
 Mailing Address 545 Horton Cove Rd
Calera AL
35040

Property Address Vacant
land

Date of Sale 3-31-25
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 388,000.00

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

tax Value

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 3-31-25

Print

Wayne Horton

Unattested

Sign

Wayne Horton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one