

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-25-30379

Send Tax Notice To: Hunter Horton
Julianna O. Horton

15104 County Road 42
Shelby, AL 35143

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael A. Venable and Ashley J. Venable**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hunter Horton and Julianna O. Horton**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$125,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of April, 2025.

Michael A. Venable

Michael A. Venable

Ashley J. Venable

Ashley J. Venable

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael A. Venable and Ashley J. Venable, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of April, 2025.

Michael T. Atchison

Notary Public, State of Alabama

My Commission Expires: August 19, 2028

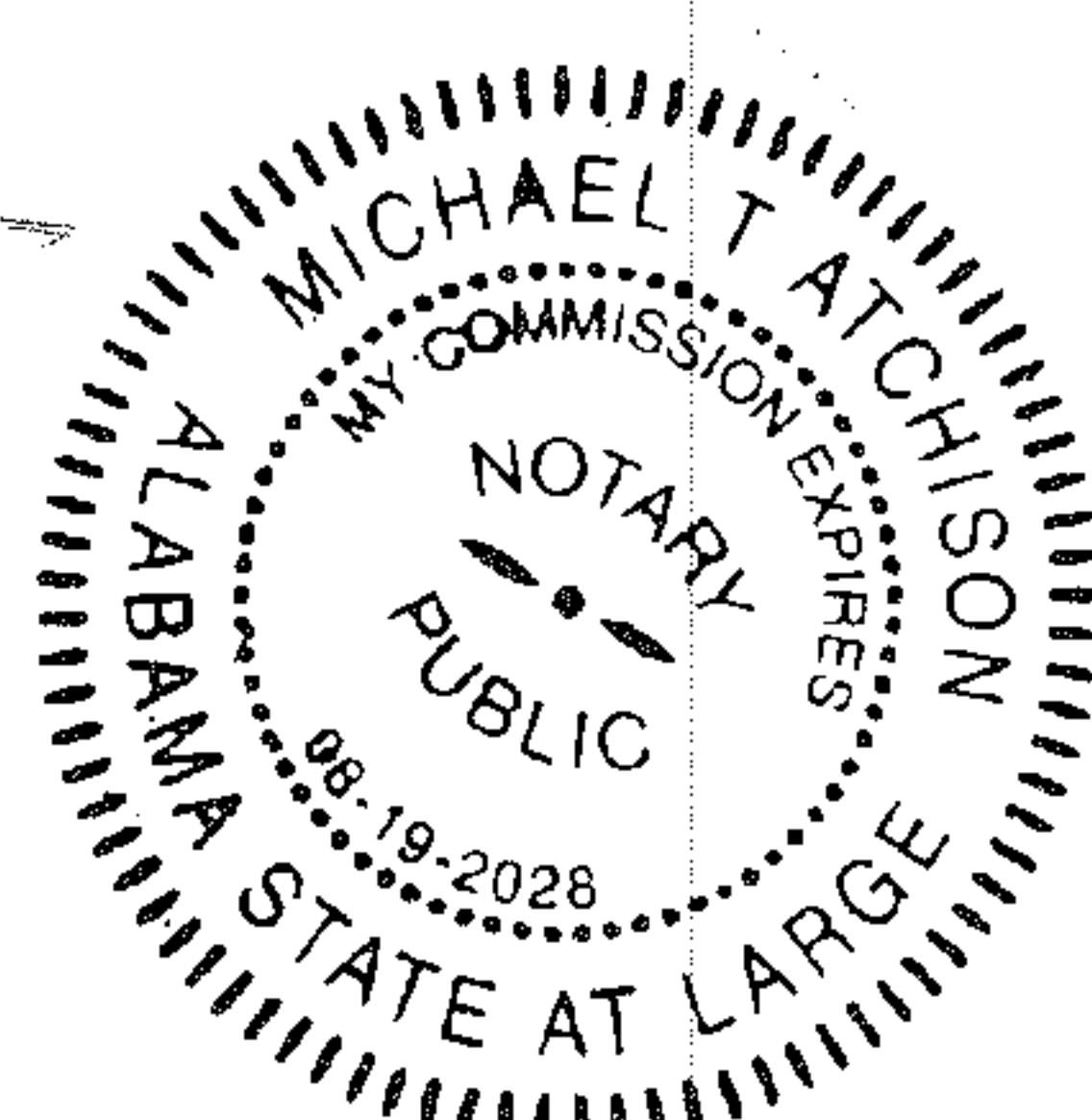


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL #3:

From a 3" capped pipe at the S.E. corner of Section 15, Township 22 South, Range 1 East, run thence North along the East boundary of the SE 1/4-SE1/4 of said Section 15 a distance of 1293.79 feet to a 1/2-inch rebar on the Southerly boundary of Shelby County Highway #42 (80' R.O.W), said point being 39.87 feet South of a railroad spike at the NE corner of said SE1/4-SE1/4, said point also being on a curve concave left, having a delta angle of 09°37'32" and tangents of 396.63 feet; thence turn 86°04'32" left and run a chord distance of 80.41 feet to a 1/2-inch rebar on said curve boundary; thence turn 01°19'00" left and run a chord distance of 136.03 feet to the P.T.; thence turn 00°49'38" left and run 322.15 feet along said highway boundary to a 1/2-inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along said highway boundary a distance of 92.22 feet to a 1/2-inch rebar at the P.C. of a curve concave right, having a delta angle of 34°28'02" and tangents of 637.41 feet; thence turn 04°42'48" right and run a chord distance of 337.69 feet to a 1/2-inch rebar on said curve boundary; thence turn 113°09'27" left and run 138.02 feet to a 1/2-inch rebar; thence turn 09°56'20" right and run 219.70 feet to a 1/2-inch rebar; thence turn 85°29'27" left and run 76.95 feet to a 1/2-inch rebar; thence turn 31°57'42" right and run 102.95 feet to a 1/2-inch rebar; thence turn 30°00'39" right and run 97.18 feet to a 1/2-inch rebar; thence turn 122°05'41" left and run 140.89 feet to a 1/2-inch rebar; thence turn 48°55'49" right and run 125.98 feet to a 1/2-inch rebar; thence turn 84°40'12" left and run 290.29 feet to the point of beginning of herein described parcel of land, situated in the E 1/2-SE 1/4 of Section 15, Township 22 South, Range 1 East, Shelby County, Alabama.

