

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 person.

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

Michael A. Venable  
Michael A. Venable

Ashley J. Venable  
Ashley J. Venable

State of Alabama

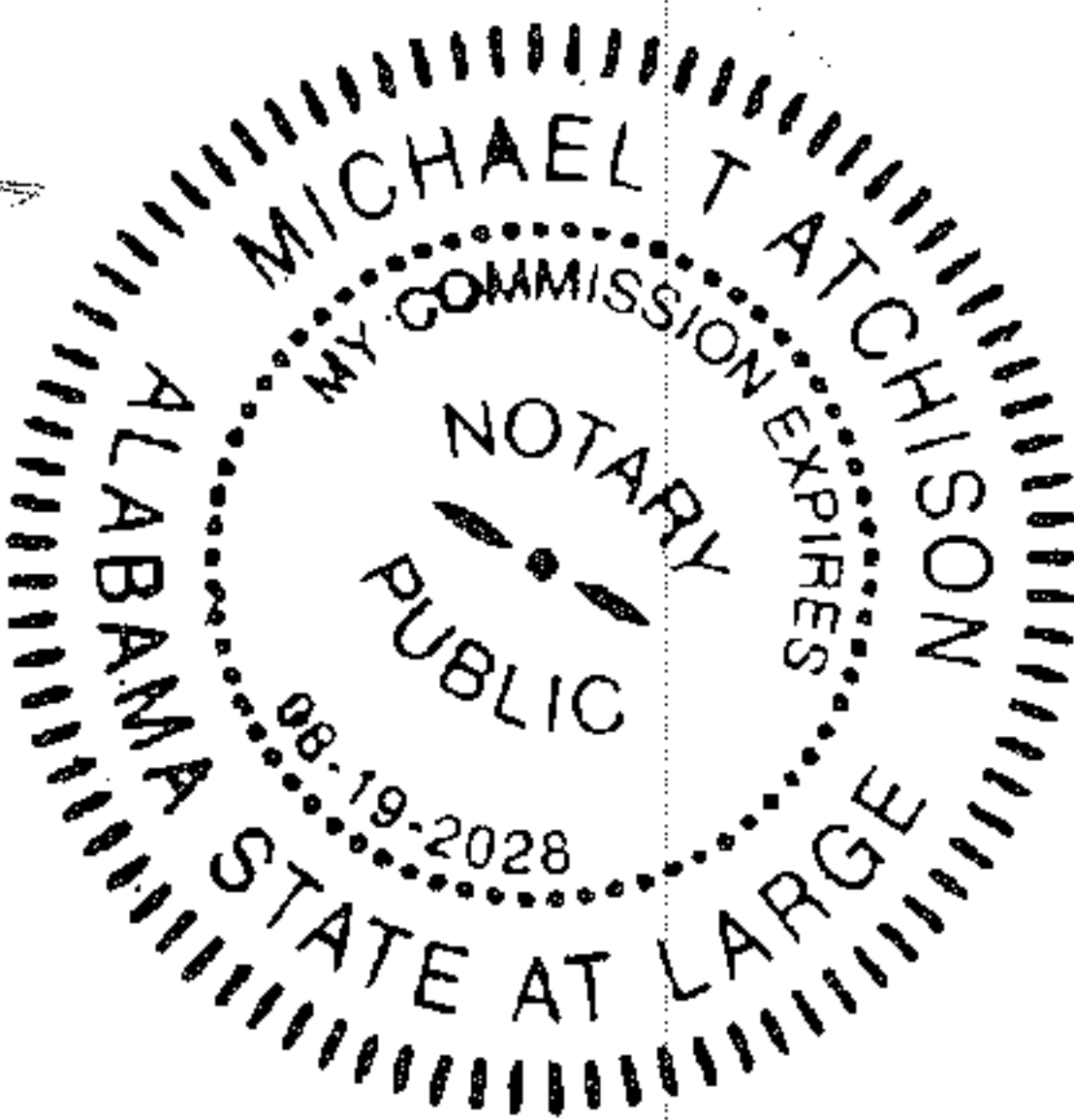
County of Shelby

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 29<sup>th</sup> 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.

## Real Estate Sales Validation Form

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

Grantor's Name <u>Michael A. Venable</u> <u>Ashley J. Venable</u> Mailing Address <u>3363 Chelsea Road</u> <u>Columbiana, AL 35051</u> Property Address <u>15104 Highway 42</u> <u>Shelby, AL 35143</u>	Grantee's Name <u>Hunter Horton</u> <u>Julianna O. Horton</u> Mailing Address <u>15104 Hwy 42</u> <u>Shelby AL 35143</u> Date of Sale <u>April 29, 2025</u> Total Purchase Price <u>\$125,000.00</u> or Actual Value _____ or Assessor's Market Value _____
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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)

<input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> Other
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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 of 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 April 28, 2025

Print Michael A. Venable

**Unattested**

Sign Michael A. Venable  
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/30/2025 10:22:07 AM  
 \$153.00 JOANN  
 20250430000128270

*Allen S. Beryl*

**Form RT-1**

