

Send Tax Notice to:
Jeffrey Christ and Teri Christ
116 Twin Oaks Circle
Chelsea, AL 35043

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-4887

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY THREE THOUSAND FIVE HUNDRED NINETY FOUR AND 00/100 (\$223,594.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Timothy J. Horning and M. Jorane Horning, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

5244 Post Lane, Lakeland, FL 33809

by **Jeffrey Christ and Teri Christ (herein referred to as "Grantee," whether one or more),** whose mailing address is

116 Twin Oaks Circle, Chelsea, AL 35043

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **116 Twin Oaks Circle, Chelsea, AL 35043**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$225,076.90 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

M. Jorane Horning is one and the same person as M. Jorane Horning, as designated as Grantor within that certain Warranty Deed recorded at Instrument #20160408000114500.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 5th day of June, 2025.

Timothy J. Horning
Timothy J. Horning

M. Jorane Horning
M. Jorane Horning

STATE OF Florida
COUNTY OF Polk

I, the undersigned Notary Public in and for said County and State, hereby certify that Timothy J. Horning and M. Jorane Horning whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of June, 2025.

Nilda Pellot
Notary Public

My Commission Expires: 09-24-2027

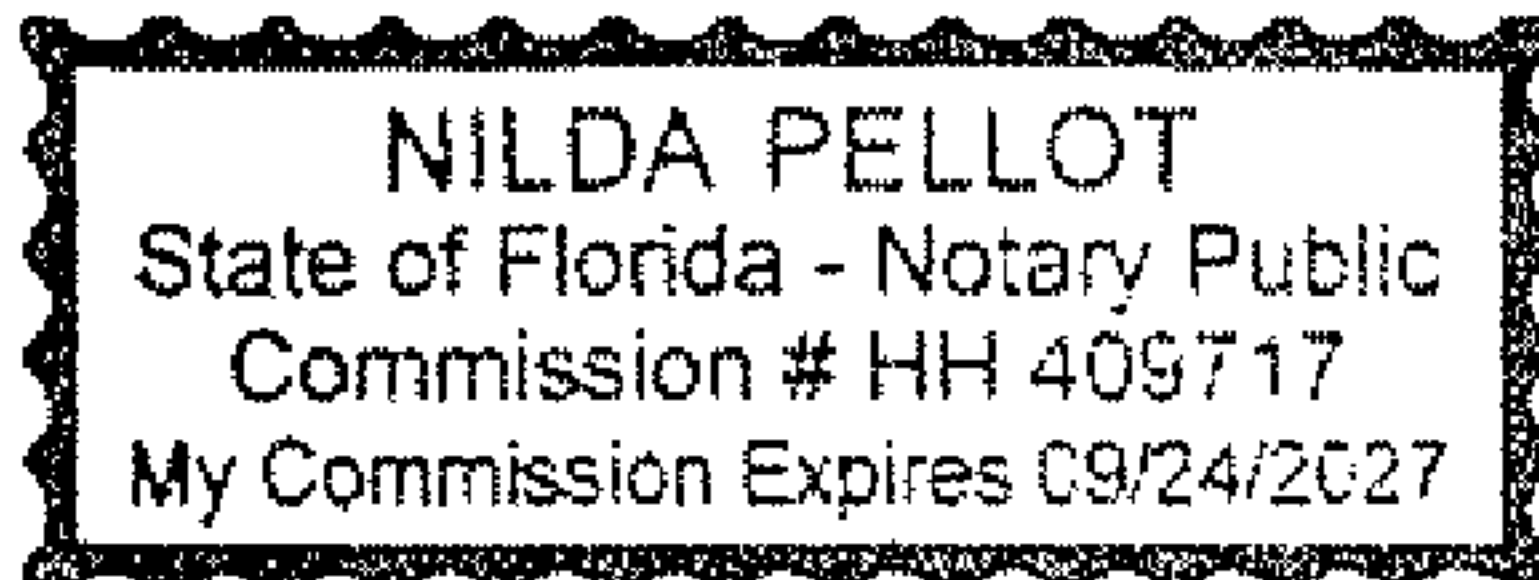
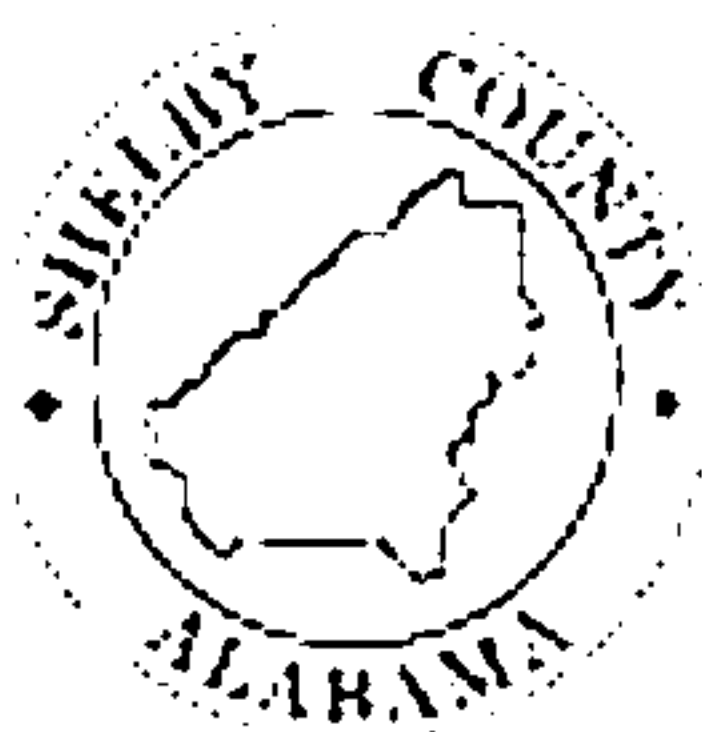


EXHIBIT A

Property 1:

Lot 22, according to the Survey of Twin Oaks, as recorded in Map Book 22, Page 108, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2025 02:06:57 PM
\$29.00 JOANN
20250611000179810

Allen S. Bayl

General Warranty Deed - JTROS (AL)