



20250814000248830 1/3 \$58.50
Shelby Cnty Judge of Probate, AL
08/14/2025 09:39:50 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Desmond Horn
455 Valley Street
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Thirty-Two Thousand Dollars and 00/100 (\$ 30,200.00), the receipt of sufficiency of which are hereby acknowledged, that **Robert Lee Horn, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Desmond Horn**, hereinafter known as the GRANTEE;

A house and lot at 455 Valley Street, formerly 79 Valley Street, and assigned property tax number 27-05-21-3-303-13, more particularly described as: A part of Lot 13, according to the Original Plan of the Town of Montevallo, Alabama, more particularly described as follows: Begin at the westernmost point of the intersection of Valley and Shelby Streets; Thence SW along the NW side of Valley Street 375 feet to the SW corner of a lot sold to Charlie Webb, as shown by deed in Deed Book 140, Page 472, in the Probate Office of Shelby County, Alabama, (said lot being formerly 73 Valley Street and now 465 Valley Street) for a Point of Beginning: run thence NW along the line of Charlie Webb's lot 133 feet; Thence SW and parallel to Valley Street 50 feet; Thence SE and parallel to Webb's lot line 133 to NW line of Valley Street; Thence NE along Valley Street 50 feet to the Point of Beginning.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain mortgage recorded as Instrument # 1994-12497 in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

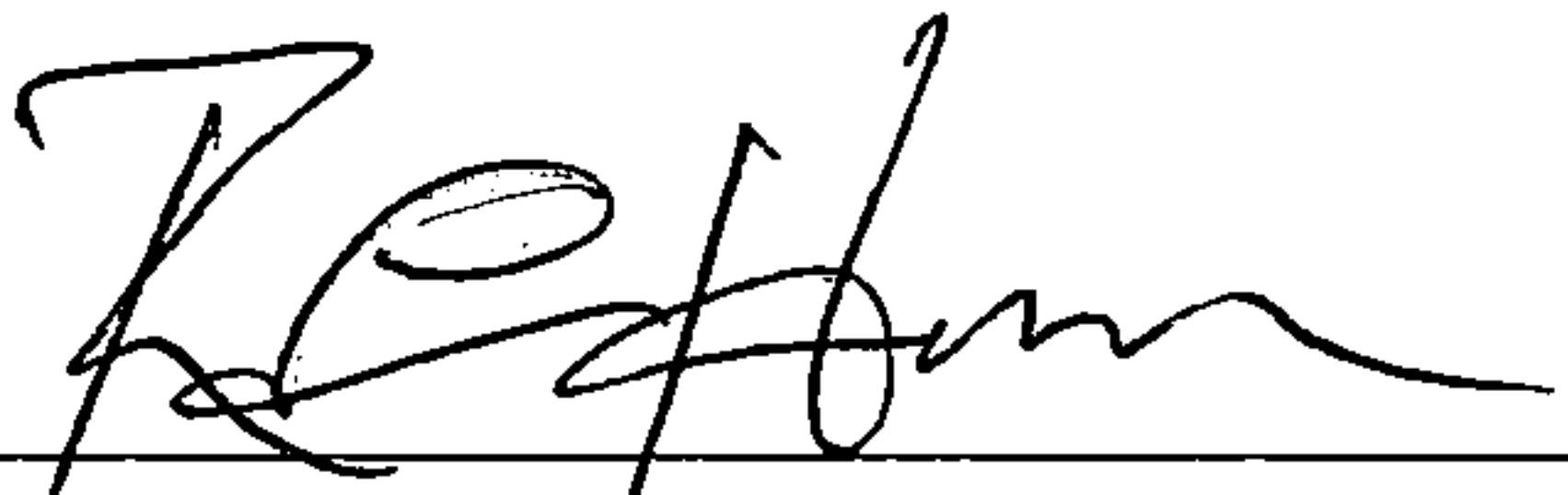
THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER OF THE GRANTOR'S HEREIN.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

Shelby County, AL 08/14/2025
State of Alabama
Deed Tax: \$30.50

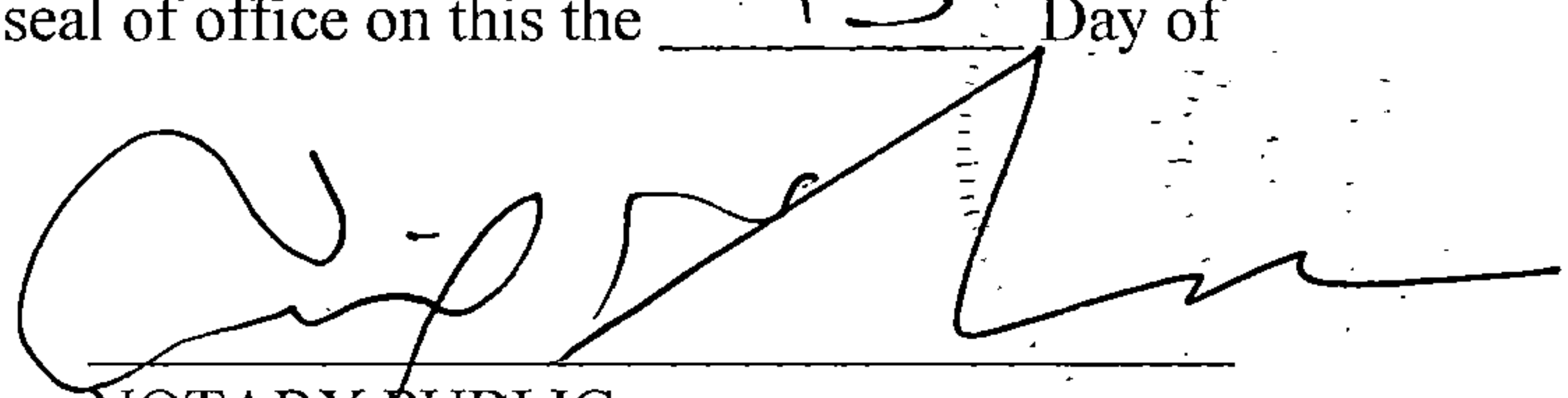
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, on this the 13 Day of August, 2025.


Robert Lee Horn
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Robert Lee Horn*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13 Day of August, 2025.

NOTARY PUBLIC
My Commission Expires: 11 March, 2028

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Real Estate Sales Validation Form

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

Grantor's Name Robert Lee Horn
Mailing Address 1245 Spring Creek Rd.
Montevallo, AL 35115

Grantee's Name Desmond Horn
Mailing Address 455 Valley St.
Montevallo, AL 35115

Property Address 455 Valley St.
Montevallo, AL 35115

Date of Sale 8/13/25

Total Purchase Price \$ 30,200.00

or

Actual Value \$

or

Assessor's Market Value \$

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

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 8/13/25

Unattested

(verified by)

Print

Sign

Robert Horn

[Signature]

((Grantor/Grantee/Owner/Agent) circle one)