

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:
Charles Edward Horton
Lynn H. Horton
835 Co. Rd. 77
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED TWENTY THOUSAND NINE HUNDRED FIFTY AND NO/00 DOLLARS (\$220,950.00)**, 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, **Charles Edward Horton, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Charles Edward Horton and Lynn H. 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:

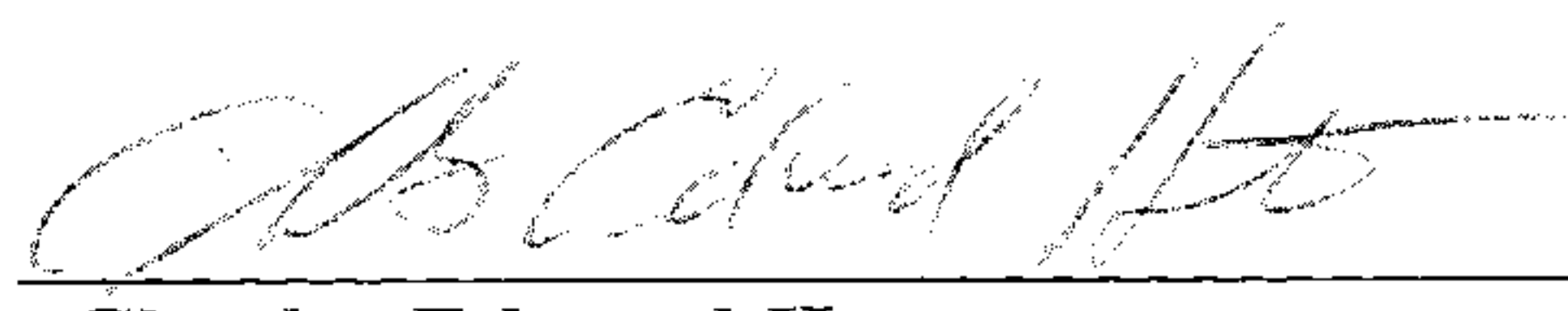
1. Ad valorem taxes due and payable October 1, 2025
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein 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 18 day of November 2025.




Charles Edward Horton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Charles Edward Horton**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of November 2025.


Notary Public
My Commission Expires:

My Commission Expires May 11, 2026

Exhibit "A" – Legal Description

A PARCEL OF LAND IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN DEEDS TO FRANK OLIVER HORTON, IN DEED BOOK 185 AT PAGE 250 AND INSTRUMENT NUMBER 2006 1023000 522950 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN AXLE, FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE S02°02'17" E, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 668.65 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", AT THE POINT OF BEGINNING;

THENCE S02°02'17" E, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 668.64 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE N 89°45'13" W, A DISTANCE OF 1330.85 FEET TO THE SOUTHWEST CORNER OF SAID SIXTEENTH SECTION;

THENCE N 89°45'13" W, A DISTANCE OF 81.40 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY HIGHWAY 77;

THENCE NORTH ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES,

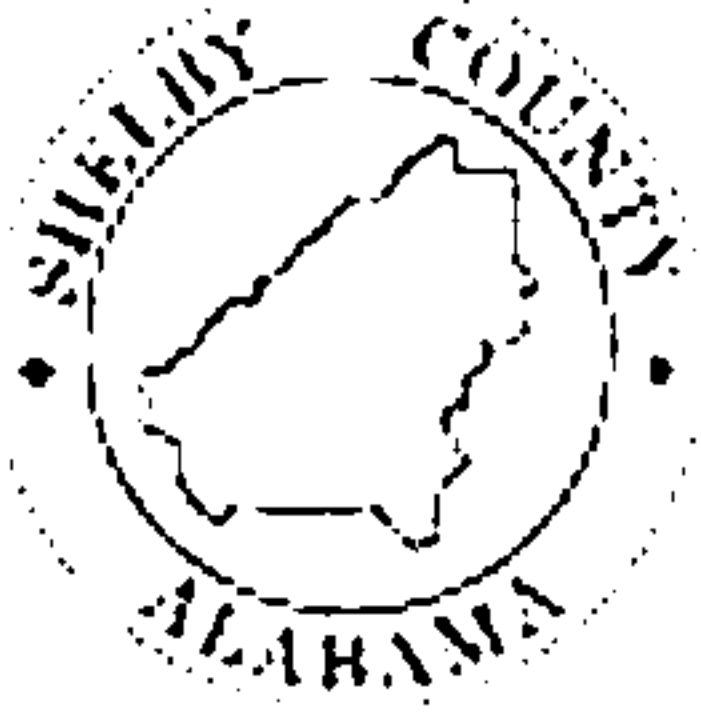
N 00°04'37" E, A DISTANCE OF 38.68 FEET,
N 01°11'41" W, A DISTANCE OF 84.06 FEET,
N 01°45'36" W, A DISTANCE OF 104.38 FEET,
N 01°51'23" W, A DISTANCE OF 81.76 FEET,
N 01°38'49" W, A DISTANCE OF 66.39 FEET, TO A 1/2" REBAR SET, WITH
A CAP STAMPED "WHEELER 16165";

THENCE N 85°14'44" E, A DISTANCE OF 259.53 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE S 89°41'48" E, A DISTANCE OF 533.50 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE N 00°18'12" E, A DISTANCE OF 271.48 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE S 89°41'48" E, A DISTANCE OF 603.05 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 16.58 ACRES OF LAND.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2025 01:16:07 PM
\$249.00 PAYGE
20251119000355110

Alvin S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name Charles Edward Horton Grantee's Name Charles Edward Horton
Mailing Address _____ Mailing Address Lynn H. Horton
835 Co. Rd. 77 835 Co. Rd. 77
Columbiana, AL 35057 Columbiana, AL 35057

Property Address 705 Hwy 77 Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 220,950.00

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 Appraisal
 Sales Contract Other
 Closing Statement

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 11-18-25

Print Charles Edward Horton

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one