



20251215000382370 1/4 \$38.50
Shelby Cnty Judge of Probate, AL
12/15/2025 10:21:58 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA) SEND TAX NOTICE TO:

) Wayne Horton

COUNTY OF SHELBY) 2250 Beaver Creek Rd
Columbiana AL 35051

**THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE**

SEARCH BY: W. Eric Pitts, W. Eric
Pitts, L.L.C. 1109 1st Street South,
Alabaster, AL 35007. (205) 216-4418.

No title opinion requested, none
rendered.

KNOW ALL MEN BY THESE PRESENTS that Marilyn Sue Whitlock, who has duly qualified and has been duly appointed by the Probate Court of Shelby County, Alabama, as Personal Representative of the Estate of Hollace B. Willingham, deceased, Shelby County Probate Case No. PR-2007- 000220, and who is now acting as such Personal Representative on behalf of said probate estate pursuant to the power of sale granted to her by the decedent's Last Will and Testament and the probate court's order authorizing the sale of the decedent's real property(hereinafter "GRANTOR"), for and in consideration of the sum of **\$7,500.00**, to her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **Wayne Horton** (hereinafter "GRANTEE"), in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

See Exhibit A attached hereto

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE and to his successors, heirs and assigns.

GRANTOR DOES HEREBY COVENANT, for himself, his successors, and assigns, with GRANTEE, his successors, heirs and assigns, that GRANTOR will warrant and defend the said Property to said GRANTEE, his successors and assigns against the lawful claims (unless otherwise noted herein) of all persons claiming by through, or under the GRANTOR, but no further or otherwise.

GRANTOR HAS HERETO set his/her hand and seal on August 26, 2025.



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Marilyn Sue Whitlock

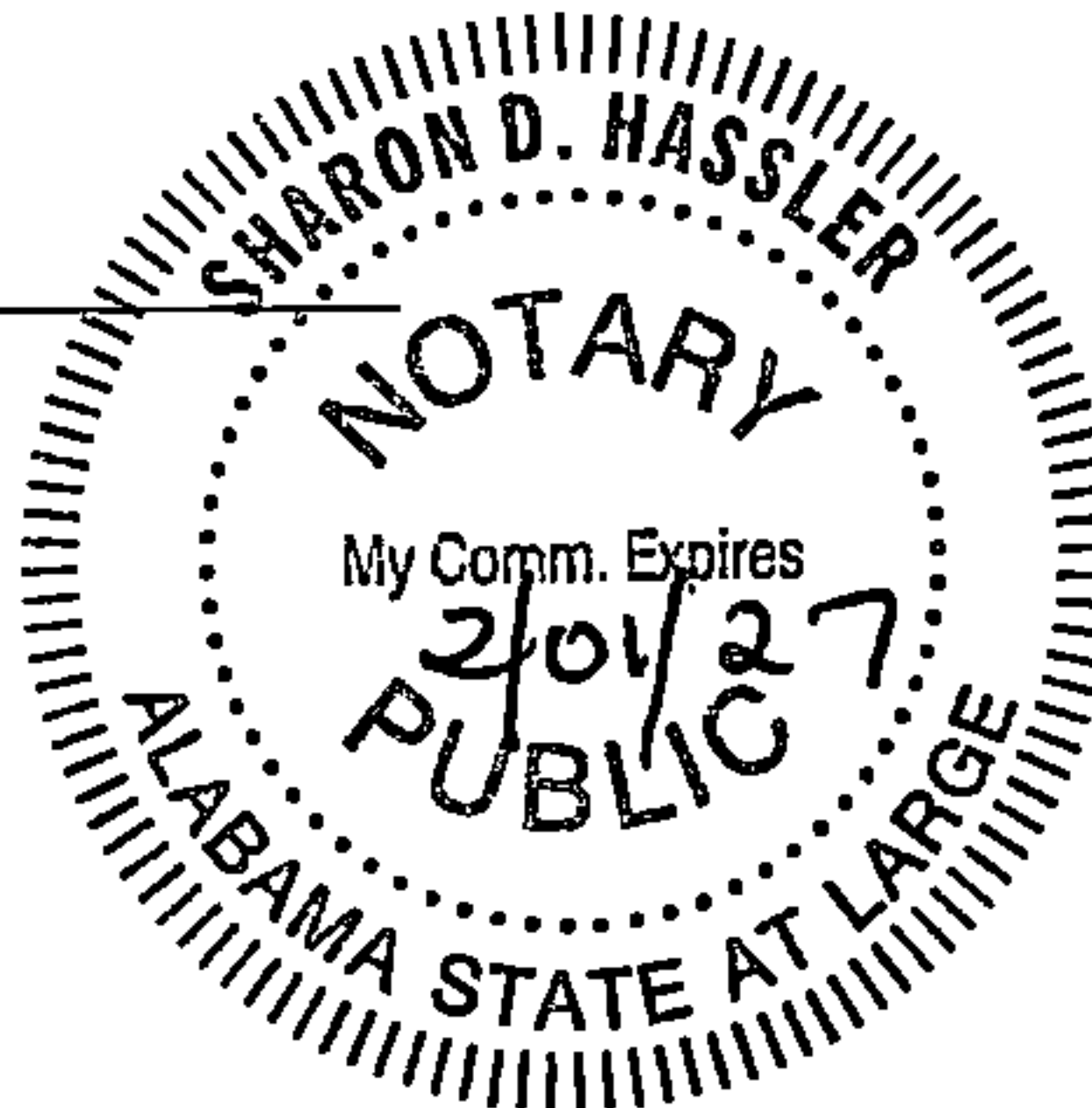
Marilyn Sue Whitlock as Personal
Representative of the Estate of Hollace B.
Willingham, deceased Shelby County,
Alabama Probate Case No. PR-2007-000220

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Marilyn Sue Whitlock whose name(s) is/are signed to the foregoing instrument as Personal Representative of Estate of Hollace B. Willingham, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily as such officer acting with full authority on behalf of said estate on the day and year set forth above.

GIVEN UNDER MY HAND, on August 26, 2025.

Sharon D. Hassler
NOTARY PUBLIC





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EXHIBIT A

**PARCEL NO. 30 3 07 0 000 008.000; COM @ PT 1200'(S) SE OF INT W ROW HWY 47
& N LN S7 T22S R1E TH W 237'(S) S 206.7' TH E 260'(S) TH NW 210'(S) TP POB**

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975

Grantor's Name Marilyn Sue Whitlock as Personal Representative
Mailing Address _____
3007 Cherokee Rd.
Birmingham, AL 35223

Grantee's Name Wayne Horton
Mailing Address _____
2250 Beaver Creek Rd.
Columbiana, AL 35051

Property Address Beaver Creek Rd. @ Hwy. 47

Date of Sale 8/26/25
Total Purchase Price \$ 7,500.00
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 Tax Appraisal

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 08/26/25

Print W. Eric Pitts

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one