

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY-NINE THOUSAND, NINE HUNDRED & NO/100 (\$29,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Milton K. Ruston and wife, Barbara A. Ruston

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Evaughn Horton

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of Section 14, Township 21 South, Range 1 West; thence proceed in a Westerly direction along the South boundary of said Section for 341.00 feet; thence turn an angle of 86 deg. 30' right and run 261.49 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction 200.00 feet to a point; thence turn an angle of 86 deg. 33' left and run 316.00 feet to a point; thence turn an angle of 93 deg. 27' left and run 200.00 feet to a point; thence turn an angle of 86 deg. 33' left and run 316.00 feet to the point of beginning. Said parcel is lying in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 21 South, Range 1 West, and contains 1.45 acres, according to survey of John Gary Ray, Registered Land Surveyor, dated April 9, 1983. Situated in Shelby County, Alabama.

Subject to easements and road rights of way of record.

Subject to Transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Deed Book 194, page 37 and in Deed Book 131, page 401.

Less and except an easement over and across the Northern 20 feet of said parcel, to provide ingress and egress to and from property which is situated Easterly of the above described parcel, as reserved in Deed Book 346, page 208, Office of Judge of Probate of Shelby County, Alabama, and subject to matters of survey as shown on survey of John Gary Ray, Registered Land Surveyor, dated April 9, 1983.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 2nd day of May, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1983 MAY -2 AM 9:49

JAMES A. BRASHE, JR.
JUDGE OF PROBATE

Deed tax 30.00
Rec. 1.50
End 1.00

(Seal)

Milton K. Ruston
(Milton K. Ruston)

(Seal)

(Seal)

Barbara A. Ruston
(Barbara A. Ruston)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Milton K. Ruston and wife, Barbara A. Ruston whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, A. D., 1983.

James Brashe
Notary Public.