

SEND TAX NOTICE TO:
Steven J. Horton
(Name) Melissa A. Horton
149 Kentwood Drive
(Address) Alabaster, AL 35007

This instrument was prepared by:
Howard A. Ross, P.C., 21 East 40th St., New York, NY 10016

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

One Hundred Forty-Six

That in consideration of Thousand Five Hundred & No/100's (\$ 146,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledge, we

KEITH F. HOLMES AND BRIDGET HOLMES, HUSBAND AND WIFE

(herein referred to as grantor(s) do grant, bargain, sell and convey unto

Steven J. Horton and Melissa A. Horton

as joint tenants with rights of survivorship

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

LOT 17 , ACCORDING TO THE SURVEY OF KENTWOOD, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 18, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$131,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her, their or its heirs and assigns forever, as joint tenants with rights of survivorship

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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor(s) have hereunto set their hands and seals this 7th day of April, 1998

WITNESS:

(Seal) [Signature] (Seal)
KEITH F. HOLMES

(Seal) [Signature] (Seal)
BRIDGET HOLMES

(Seal) _____ (Seal)

STATE OF ALABAMA
Montgomery COUNTY

I, Margaret L. Johnson a Notary Public in and for said County, in said State, hereby certify that KEITH F. HOLMES AND BRIDGET HOLMES, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed on the contents of the conveyance that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, A.D. 1998

[Signature]
Notary Public
Inst # 1998-16604

05/07/1998-16604
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
23.50

Inst # 1998-16604

CLAYTON T. SWEENEY, ATTORNEY AT LAW