

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE
OF TITLE.

SEND TAX NOTICE TO:

(Name) David Wayne Horton

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

P.O. Box 822 Columbiana, Al. 35051

(Address) _____

Form 1-1-5 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

\$500

That in consideration of One and no/100 dollar and other good and valuable consideration ~~XXXXXXXXXX~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred Wayne Horton and wife, Myra Gayle Horton

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

David Wayne Horton and Susan Annette Horton

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 6, Township 22 South, Range 1 West; thence run Easterly along the south line thereof for 3,112.23 feet to the westerly R/W of Norfolk Southern Railroad; thence 60 deg. 27 min. 09 sec. left run Northeasterly along said R/W for 294.50 feet to the centerline of Camp Branch Creek and the point of Beginning; thence continue along said R/W for 1,389.16 feet to the southerly R/W of Holcombe Road; thence 127 deg. 14 min. 47 sec. left run Westerly along last said R/W and the extension thereof for 1,200.83 feet to the centerline of said Camp Branch Creek; thence run Southerly along the centerline of said creek 1,650 feet more or less to the Point of Beginning.

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

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, 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, I have hereunto set my hand(s) and seal(s), this 24

day of June, 19 98

WITNESS:

(Seal)

Fred Wayne Horton

(Seal)

(Seal)

Myra Gayle Horton

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Fred Wayne Horton and Myra Gayle 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 24 day of June, A.D. 19 98

Notary Public

Inst # 1998-23754

06/26/1998-23754
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JUL 1 1998