

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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 Five Hundred and no/100 Dollars and other good and valuable consideration

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

Arlin E. Horton and wife, Velma Horton

being the sole and surviving heirs at law of Charles E. Horton, deceased,

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

J. A. Phillips

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

Lot No. 12 as shown on a map entitled "Property Line Map, Siluria Mills, prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Begin at the interesection of the southerly right of way line of Center Avenue and the easterly right of way line of Mill Street, said right of way lines as shown on the Map of the Dedication of the streets and easements, Town of Siluria, Alabama; thence southerly along said line of Mill Street for 58.00 feet; thence 90 deg. 00 min. left and run easterly for 130.00 feet; thence 90 deg. 00;min. left and run northerly for 69.03 feet to a point on the southerly right of way line of Center Avenue; thence 94 deg. 50 min. 45 sec. left and run southwesterly along said line of Center Avenue for 130.47 feet to the point of beginning.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
Deed Tax: 50
1968 JUN 25 AM 11:57
U.C. FILE NUMBER OR
REC. DK. & PAGE AS SHOWN ABOVE
Can: J. M. B. G. C. L.
JUDGE OF PROBATE

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 18th day of June, 1968.

(Seal)

(Seal)

(Seal)

Arlin E. Horton (Seal)

Velma Horton (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Arlin E. Horton and wife, Velma Horton, 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 18th day of June, A. D., 1968.

Martha B. Joiner
Notary Public.