[redacted] [redacted] [redacted]

424

This instrument was prepared by

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

(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVEN THOUSAND & NO/100 ($7,000.00) DOLLARS, of which $1500.00 has been paid in cash and the balance secured by purchase money mortgage

to the undersigned grantor, SHELBY SHORES, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Donald A. Horton and wife, Joyce A. Horton

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby

Lot No. 1 according to Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, page 33, in the Probate Office of Shelby County, Alabama.
Also the following land: Begin at the Northernmost corner of Lot 1, according to 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, page 33 in said Probate Office of Shelby County, Alabama, and the West right of way line of Fowler Lane; thence run Northwest along the Northernmost line of said Lot 1, a distance of 322.50 feet to the Pool line of Lay Lake; thence turn an angle of 91 deg. 45 min. 13 sec. to the right and run a distance of 33.00 feet; thence turn an angle of 94 deg. 04 min. 05 sec. to the right and run a distance of 325.19 feet to the point of beginning.

BOOK 321 PAGE 379

SUBJECT TO Restrictions as shown of record in the Probate Office of Shelby County, Alabama in Miscellaneous Book 9, page 579.
SUBJECT TO Transmission line permits for Alabama Power Company and Southern Bell Telephone & Telegraph Company, and subject to rights acquired by Alabama Power Company by deeds recorded in said Probate Office in Deed Book 253, pages 116 and 120.

19790810000102980 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/10/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

SHELBY COUNTY ALABAMA CERTIFIED

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, George Bentley who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of April 1979.

ATTEST: STATE OF ALA SHELBY CO. I CERTIFY THIS

Secretary

SHELBY SHORES, INC.,
By George Bentley
Vice - President

1979 AUG 10 AM 11:49

Rec Fee - 1.50
Rec 1.50
Mtg 1.50
4.50

JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that George Bentley whose name as Vice-President of Shelby Shores, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 6th day of April 1979.

NOTARY PUBLIC ALABAMA AT LARGE

Notary Public

Donald A. Horton
Rt 2 Box 179