

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW ¹⁷²

(Address) Columbiana, Alabama 35051

Form 1-15 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$32,500.00) DOLLARS and the assumption of that certain outstanding mortgaged indebtedness to United Federal Savings and Loan Association encumbering the hereinafter described property

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rex A. Horton and wife, Lynn F. Horton

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

✓ Jack Bounds, Jr. and wife, Grace A. Bounds, 2210 Sunset Strip, Sunrise, Florida 33313

(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 County, Alabama to-wit:

Lot No. 42 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.

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 & Telegraph Company; and subject to rights acquired by Alabama Power Company by deed recorded in said Probate Office in Deed Book 253, Pages 116 and 120.

ALSO: A part of Lot 41 of the 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, Page 33 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the Northwesterly corner of said Lot 41; thence in a Southeasterly direction along the Northeasterly line of said Lot 41 a distance of 293.79 feet; thence 176 deg. 44 min. 13 sec. right in a Northwesterly direction a distance of 289.94 feet to a point on the Southeasterly right of way of Fowler Lane; thence 78 deg. 34 min. 55 sec. right in a Northeasterly direction along said right of way, a distance of 17.06 feet to point of beginning. Situated in Shelby County, Alabama.

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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 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 hand(s) and seal(s), this 2nd day of September, 19 82

WITNESS:

Paid TAX 32.50 STATE OF ALA. SHELBY CO. (Seal)
Rec 1.50 I CERTIFY THIS
Ind 1.00 INSTRUMENT WAS FILED (Seal)
35.00 1982 SEP -2 PM 2:43 (Seal)

Rex A. Horton (Seal)
(Rex A. Horton)
Lynn F. Horton (Seal)
(Lynn F. Horton)
(Seal)

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rex A. Horton and wife, Lynn F. 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 2nd day of September, A. D., 19 82

Public.