

SEND TAX NOTICE TO:

(Name)

Central State Bank
P. O. Box 180
Celera, AL 35044

(Address)

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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,

That in consideration of THREE THOUSAND NINE HUNDRED AND NO/100 (\$3,900.00) ----- DOLLARS

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

Auburn Law Kite, an unmarried man

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

Fred Wayne Horton and wife, Myra Gayle 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 Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West and run thence East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 457.69 feet to the point of beginning of the parcel herein described; thence run North, parallel with the East line of the West $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section, and along the West line of property heretofore conveyed to the grantees as shown by deed recorded in Deed Book 335 at Page 866 in the Office of the Judge of Probate of Shelby County, Alabama, distance of 210 ft.; thence run East, parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, and along the North line of said parcel described in Deed Book 335 at Page 866, a distance of 210 ft. to a point on the East line of the West $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North, along the East line of the West $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 210 ft.; thence run West, parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 420 ft.; thence run South, parallel with the East line of the West $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 420 ft. to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run East, along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 210 ft. to the point of beginning, containing three acres, more or less.

Subject to easements and rights-of-way of record.

The purchase price recited above was paid from a mortgage loan simultaneously herewith.

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 22nd

day of MAY, 1984

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
WITNESS INSTRUMENT WAS FILED

See Mtg. 449-564
1984 MAY 30 AM 8:33

Rec 150
Ind. 100
250

Auburn Law Kite

Auburn Law Kite

Judge of Probate

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public and for said County, in said State, hereby certify that Auburn Law Kite, an unmarried man whose name is signed to the foregoing conveyance, and who is he 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 22nd day of May, A. D., 1984

Notary Public.