

(Name) ERWIN F. HORTON(Address) Box-222A RT-2 COLUMBIANA

This instrument was prepared by

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(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 One Thousand and No/100 (\$1,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

Wayne Horton and wife, Myra Gayle Horton

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

Erwin P. Horton and wife, Faye 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:

All that part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, which lies South of the Southern Railroad right of way.

A part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West, more particularly described as follows: Commence at the SE corner of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and run along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 665.30 feet to the point of beginning; thence turn an angle of 91 degrees, 52 minutes 5 seconds to the left and run Westerly 1335.45 feet to an iron pin on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the NW corner; thence run East along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the NE corner; thence run South along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning, EXCEPT the following described parcel of land: Commence at the SE corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 32, Township 21, Range 1 West and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 665.30 feet to the point of beginning of the parcel EXCEPTED: thence turn an angle of 91 degrees 52 minutes 5 seconds to the left and run a distance of 420 feet; thence run North parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 210 feet; thence run East a distance of 420 feet to a point on East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 210 feet to point of beginning of said exception.

A parcel of land described as follows: Begin again at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 250 ft.; thence

(CONTINUED ON BACK)

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, We have hereunto set have hand(s) and seal(s), this 14thday of June, 1984

WITNESS:

(Seal)

Wayne Horton
Wayne Horton

(Seal)

(Seal)

Myra Gayle Horton

(Seal)

(Seal)

Myra Gayle Horton

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authorityhereby certify that Wayne Horton and wife, Myra Gayle Hortonwhose name S are signed to the foregoing conveyance, and who known to me, acknowledged before meon 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 14th day of June, A. D., 1984

F. N. B. C.

Notary Public.

turn an angle to the right and run in a Northerly direction, parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 260 ft. to the point of beginning of the parcel of land herein conveyed; thence turn an angle to the right and run in a Northeasterly direction to a point on the East line of the said $\frac{1}{4}$ - $\frac{1}{4}$ Section, which point is 666 ft. North of the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the right and run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 336 ft.; thence turn an angle to the right and run in a Southwesterly direction to the point of beginning.

W. H. M. H.

\$1,000.00 of the purchase price recited above was paid from a mortgage filed simultaneously herewith.

BOOK 356 PAGE 529

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

1984 JUN 15 PM 4:09

See Mtg #50-758
Thomas H. Henderson, Jr.
JUDGE OF PROBATE

Deed tax 1.00
Rec 3.00
Jud 1.00
5.00

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.