

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND & 00/100---- (\$85,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cecil Larry Horton and wife, Sue E. Horton (herein referred to as grantors), do grant, bargain, sell and convey unto Thomas R. Leinheiser and Elizabeth Anne Aufdemorte, single individuals (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$80,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: Route 1 Box 75, Montevallo, Alabama 35115

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 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 stated 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 and seals, this 18th day of February, 1987.

Cecil Larry Horton (SEAL)  
Cecil Larry Horton

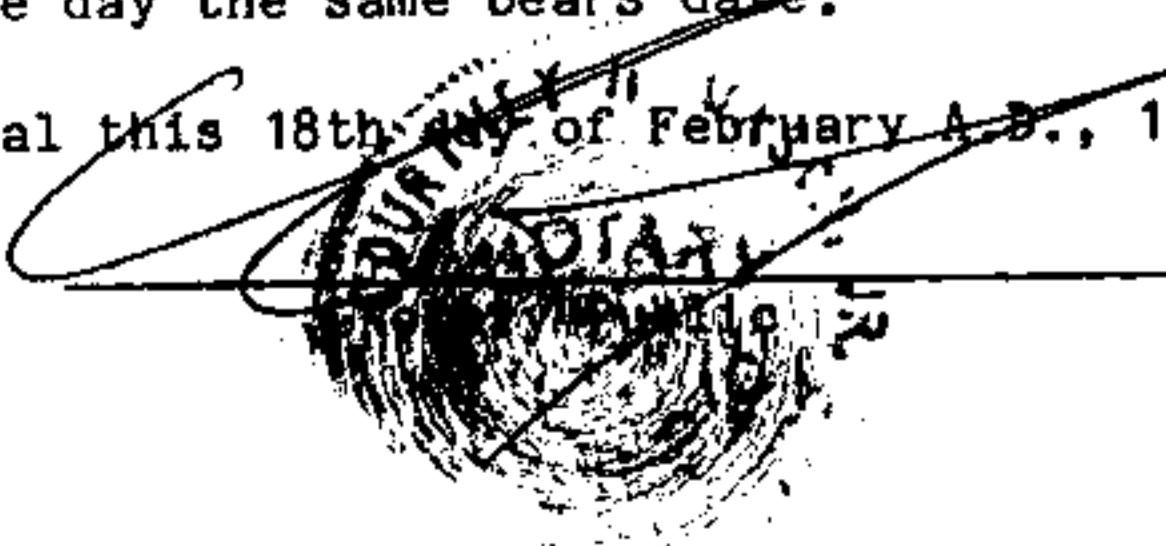
Sue E. Horton (SEAL)  
Sue E. Horton

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Cecil Larry Horton and wife, Sue E. 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 February A. D., 1987



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Exhibit "A"

A part of the North 1/2 of Southwest 1/4 of Section 28, Township 21 South, Range 3 West, described as follows: From the Southwest corner of Northwest 1/4 of Southwest 1/4, Section 28, run Easterly along South line of Northeast 1/4 of Southwest 1/4 Section 28 for 1253.61 feet to the point on East right of way line of Montevallo-Elyton Highway for point of beginning of tract herein described; thence turn angle of 125 deg. 41 min. to left and run Northwesterly along the East right-of-way line of the said Montevallo-Elyton Highway 467 feet; thence turn an angle of 01 deg. 55 min. to the right and continue Northwesterly along the East right-of-way line of said Highway 74.55 feet; thence turn an angle 84 deg. 53 min. 40 sec. to left and run Southwesterly 10.3 feet; thence turn an angle of 89 deg. 33 min. to right and run Northwesterly along East right-of-way line of said Highway 100 feet; thence turn an angle of 04 deg. 31 min. 20 sec. to right and continue Northwesterly along the East right-of-way line of said Highway 94.96 feet; thence turn an angle of 94 deg. 07 min. 20 sec. to right and run Northeasterly 9.80 feet; thence turn an angle of 84 deg. 45 min. to left and run Northwesterly along the East right-of-way line of said Montevallo and Elyton Highway 23.0 feet, more or less, to the point of intersection of the East right-of-way line of said Highway and the center line of a ditch; thence run Northeasterly along the centerline of said ditch, with the meandering of said ditch 668.72 feet, more or less, to the point of intersection of the center line of said ditch and the West right-of-way line of the Southern Railroad; thence run Southwesterly along the West right-of-way line of said Railroad 950.0 feet, more or less, to point of intersection of the West right-of-way line of said railroad and the South boundary line of the Northwest 1/4 of Southwest 1/4, Section 28, thence run Westerly along South line of Northwest 1/4 of Southwest 1/4 of Section 28 for 17.39 feet to point of beginning; being situated in Shelby County, Alabama.

*CLH.*

1. Debt Tax	<u>5.50</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.50</u>

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 FEB 23 AM 9:27

*Thomas A. Saunders, Jr.*  
JUDGE OF PROBATE