

1264

GRANTEE: ✓ Kenneth Horton  
Rt 2 Box 182-B  
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
                          )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to the undersigned grantor, LAY LAKE FARMS, 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 KENNETH HORTON and wife, PEGGY SULLIVAN 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:

Lot 9, according to the Survey of Lay Lake Farm estates, as recorded in Map Book 9, Page 178, in the Office of the Judge of Probate of Shelby County, Alabama.

151 PAGE 216  
BOOK SUBJECT TO: Restrictions appearing of record in Real Volume 79, Page 146.

SUBJECT TO: Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 107, Page 167, Deed Book 133, Page 58.

BOOK SUBJECT TO: Right of way and rights in connection therewith to Shelby County, Alabama, in Deed Book 266, Page 2 and Deed Book 223, Page 658 Shelby County, Alabama.

SUBJECT TO all restrictions, reservations, easements and right of ways of record or in evidence through use.

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 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.

IN WITNESS WHEREOF, the said GRANTOR, by its President Nelda Cofer Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of August, 1987.

LAY LAKE FARMS, INC.

Nelda Cofer Weaver  
Nelda Cofer Weaver, President

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelda Cofer Weaver whose name as President of LAY LAKE FARMS, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, 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 31st day of August, 1987.

Joseph T. Bradford  
Notary Public  
MY COMMISSION EXPIRES 8-25-1990

THIS INSTRUMENT PREPARED BY:  
Lay Lake Farms, Inc.  
412 4th Avenue, Bessemer, Alabama

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

1987 SEP 16 AM 9:40

Thomas A. Snowling, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 9.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	15.50