

1800

SEND TAX NOTICE TO:

(Name) Fred Wayne Horton
Route #2, Box 45
(Address) Calera, AL 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY-FIVE THOUSAND and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

GERALD W. ESPEY and wife, LINDA D. ESPEY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

FRED WAYNE HORTON

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East; thence run North along the East line of said 1/4-1/4 for 172.42 feet to the point of beginning; thence continue last described course for 527.32 feet; thence 89 deg. 14 min. 19 sec. left run 733.19 feet to the Easterly R/W of Alabama State Hwy. 145; thence 76 deg. 10 min. 06 sec. left run Southerly along said R/W for 221.05 feet; thence 90 deg. 00 min. right continue along said R/W for 40.00 feet; thence 90 deg. 00 min. left run Southerly along said R/W for 331.52 feet; thence 103 deg. 48 min. 46 sec. left run 911.14 feet to the point of beginning. Situated in Shelby County, Alabama. According to Survey of Thomas E. Simmons, LS #12945, dated January 18, 1988.

PARCEL II:

All of the W 1/2 of the SE 1/4 and all of the SE 1/4 of the SW 1/4, lying East of the creek, otherwise known as Lay Lake, and West of the West R/W of State Hwy. 145; Section 27, Township 21 South, Range 1 East, Shelby County, Alabama; LESS AND EXCEPT THAT PORTION CONVEYED BY DEED BOOK 294, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
ALSO: All of the NW 1/4 of the NE 1/4, lying North of a wet weather branch and West of the West R/W of State Hwy. 145, Section 34, Township 21 South, Range 1 East, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 22nd day of January, 1988

1. Deed Tax \$ 45.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL: 78.50

(Seal)

Gerald W. Espey (Seal)

Linda D. Espey (Seal)

(Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN 28 PM 12:01

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald W. Espey and wife, Linda D. Espey whose name s 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 22 day of January, A. D., 1988