

1470

SEND TAX NOTICE TO:

(Name) Rex A. Horton
Route 2, Box 96-C
(Address) Columbiana, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 THIRTY FIVE THOUSAND DOLLARS AND NO/100----- DOLLARS

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

Cheryl Denise Johnson, an unmarried woman

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

Rex A. Horton and Lynn F. 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 No. 1, Shelby Shores, map of which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 75.

SUBJECT TO CURRENT TAXES, EASEMENTS, RIGHTS-OF-WAY, and RESTRICTIONS OF RECORD.

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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 21

day of December, 1988

WITNESS:

1. Dead Tax \$35.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00

TOTAL 38.50

STATE OF ALABAMA }
I CERTIFY THE }
INSTRUMENT WAS }
88 DEC 22 PM 2:08 }
JUDGE OF PROBATE (Seal) }

Cheryl Denise Johnson (Seal)
Cheryl Denise Johnson (Seal)
 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cheryl Denise Johnson, an unmarried woman whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, A. D., 19 88

[Redacted]

[Redacted]

Mike T. Atchison

[Redacted]

Public