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Mr. & Mrs. Bobby & Patricia C. Horton  
2103 Fairbridge  
Civille  
Birmingham Ala 35214

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD &amp; FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$5,500.00) and the execution of a purchase money mortgage in the amount of \$12,000.00

to the undersigned grantor, Rux Carter Insurance Agency, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Bobby R. Horton and wife, Patricia C. Horton

(herein referred to as GRANTEEES) 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 right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to Bentley Addition to Shelby Shores Sector II, as recorded in Map Book 13, page 16 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

## SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989.
2. Building setback line of 35 feet reserved from Shelby County Highway No. 42 as shown by plat.
3. Public utility easements as shown by recorded plat, including a 7.5 foot on the easterly side of lot.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 225, page 918 and Deed Book 225, page 921 in Probate Office.
5. Right-of-way granted to Alabama Power Company and South Central Bell by instrument recorded in Deed Book 225, page 453 and Deed Book 260, page 706 in Probate Office.
6. Mineral and mining rights not owned by the Grantor.
7. Rights of riparian owners in and to the use of said Lay Lake.
8. Flood rights acquired by Alabama Power Company in Deed Book 253, page 116 and Deed Book 253, page 120 in Probate Office.
9. Subject to 100 year Flood Line Elevation 403.1 feet as shown by Map Book 13, page 16.
10. Restrictions, covenants and conditions as set out by instrument as recorded in Real Book 218, page 204 in Probate Office.
11. The property herein conveyed is located in a sinkhole prone area.
12. Restrictions, covenants and conditions as set out by instrument as recorded in Book 340, page 801-811 in Probate Office.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, George T. Bentley who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of December 19 88

ATTEST:

*Shelley Walton*  
Secretary

RUX CARTER INSURANCE AGENCY, INC.

By

*George T. Bentley*  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC 29 PM 4:08

Deed TAX 5.50  
Sec 2.30  
Jud 1.00  
9.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that George T. Bentley, whose name as President of Rux Carter Insurance Agency, 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, he, 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 29th day of December 19 88

*Peggy J. Letson*  
Notary Public

WEHWF