

THIS DEED WAS PREPARED WITHOUT EVIDENCE FOR BENEFIT OF TITLE.

SEND TAX NOTICE TO:

(Name) Sandra F. Blackerby

(Address) Wilsimville, Alabama 35186

1655

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED DOLLARS AND NO/100

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

Fred Wayne Horton, a married man

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

Sandra F. Blackerby

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

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 420.27 feet to the Point of Beginning; thence continue last described course for 279.47 feet; thence 89 degrees 14 minutes 18 seconds left run 733.19 feet to the Easterly right of way of Alabama State Highway #145; thence 76 degrees 10 minutes 06 seconds left run Southerly along said right of way for 221.05 feet; thence 90 degrees 00 minutes right continue along said right of way for 40.00 feet; thence 90 degrees 00 minutes left continue along said right of way for 76.32 feet; thence 103 degrees 48 minutes 53 seconds left run 846.84 feet to the point of beginning. According to the survey of Thomas E. Simmons, LS 12945, dated February 6, 1988. Situated in Shelby County, Alabama.

BOOK 244 PAGE 125

SUBJECT TO CURRENT TAXES, EASEMENTS, PERMITS and RESTRICTIONS OF RECORD. SUBJECT TO RIGHT OF REDEMPTION OF ALAN CLARK JONES AND WIFE, JOAN D. JONES THROUGH FORECLOSURE DEED OF THAT CERTAIN MORTGAGE FROM ALAN CLARK JONES TO FRED WAYNE HORTON SAID MORTGAGE RECORDED IN Real Record 172, Page 146, AND RECORDED IN REAL RECORD 242, Page 845, on June 14, 1989 at 1:03 P.M.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR OR TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. HIS SPOUSE.

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 hands(s) and seal(s), this 26 day of June, 1989.

NOTARY PUBLIC
I CERTIFY THIS INSTRUMENT WAS FILED

89 JUN 26 AM 10:56

JUDGE OF PROBATE

1. Deed Tax \$.50

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 5.00

Fred Wayne Horton (Seal)
Fred Wayne Horton

General Acknowledgment

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June, A. D., 1989

James Walker, Jr.
P.O. Box 1579
Columbiana, AL 35051

Mike T. Atchison
Notary Public.