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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) 100 Concourse Pkwy., Suite 350  
Birmingham, AL 35244

Send Tax Notice to:

(Name) Mr. Dennie M. Horton  
(Address) 4957 Cahaba Valley Trace  
Birmingham, Alabama 35242-3624

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED AND NO/100ths (\$197,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David Smelcer, a single individual

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

Dennis M. Horton and wife, Katrina S. Horton

(herein referred to as GRANTEES 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 2, according to the Nellie Geraldine Wooten Estate, as recorded in Map Book 4, page 84, in the Probate Office of Shelby County, Alabama, more particularly described as follows:  
From the Southeast corner of the SW 1/4 of the SW 1/4 of Section 14, Township 19 South, Range 2 West, run Easterly along the South boundary line of Section 14, Township 19 South, Range 2 West, for 68.3 feet to the Point of Beginning of the land herein described; thence turn an angle of 91 degrees 56 minutes 45 seconds to the left and run Northerly 202.85 feet, more or less, to a Point in the center of a County Road; thence turn an angle of 114 degrees 14 minutes 35 seconds to the left and run Southwesterly along the center of said County Road for 100.79 feet; thence turn an angle of 13 degrees 41 minutes to the right and continue Southwesterly along the center of County Road for 200.0 feet; thence turn an angle of 22 degrees 10 minutes to the right and run Northwesternly along the center of said Road for 200.0 feet; thence turn an angle of 18 degrees 29 minutes to the right and continue Northwesternly along the center of said County Road for 200.0 feet; thence turn an angle of 10 degrees 15 minutes to the right and continue Northwesternly along the center of said Road for 98.36 feet; thence turn an angle of 178 degrees 22 minutes to the left and run Southeasterly 312.59 feet to a Point in the center of an Old Dirt Road; thence turn an angle of 02 degrees 29 minutes to the left and continue Southeasterly along the center of said Dirt Road for 414.92 feet; thence turn an angle of 48 degrees 33 minutes to the left and run Northeasterly along the center of said Dirt Road for 74.94 feet; thence turn an angle of 42 degrees 05 minutes to the left and continue Northeasterly along the center of Dirt Road 168.75 feet, more or less, to the Point of Beginning.  
This land being a part of the South Half of the SW 1/4 of Section 14, and a part of the North Half of the NW 1/4 of Section 23, Township 19 South, Range 2 West.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor forever, together with every contingent remainder and right of reversion.

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 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 27th day of September, 19 89

1. Deed Tax ----- \$ 97.50  
2. Mtg. Tax ----- \$ 2.50  
3. Recording Fee ----- \$ 2.00  
4. Indexing Fee ----- \$ 2.00  
5. No Tax Fee ----- \$ 1.00  
6. Certified Stamp Fee ----- \$ 1.00  
Total ----- \$ 104.00

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
(Seal) David Smelcer (Seal)  
89 OCT -2 AM 11:05  
(Seal) (Seal)

Thomas A. Shumaker, Jr.  
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Smelcer, a single individual 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 27th day of September, A.D., 19 89

Notary Public