

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) J. Steven Mobley
(Address) Suite 900, 300 North 21st St. North
Birmingham, Alabama 35203

Send Tax Notice to:

(Name) Tom Horton
(Address) 110 Cedar Cove Lane
Pelham, Alabama

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and No/100 Dollars (\$15,000.00)

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

J. Steven Mobley, a married man dealing in his sole and separate property
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

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

Lot 1, Cedar Cove Royal Addition, as recorded in Map Book 12, Page 66, in
the Probate Office of Shelby County, Alabama, being situated in the City
of Pelham, County of Shelby, State of Alabama;

Subject to covenants, restrictions, easements, and rights-of-way of record;
also subject to mineral and mining rights not owned by grantors; also
subject to real property taxes for the year 1990, which are a lien on the
property but not yet due and payable.

BOOK 261 PAGE 415

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 OCT 13 AM 10:34

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>15.00</u>
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ <u>2.50</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>21.50</u>

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th
day of October, 19 89

(Seal)

(Seal)

(Seal)

J. Steven Mobley (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

County }

General Acknowledgment

I, the undersigned
in said State, hereby certify that J. Steven Mobley

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is 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 10 day of October, 19 89

JANE TREXLER, Notary Public

MY COMMISSION EXPIRES DEC. 6, 1990

My Commission Expires:

Jane Trexler
Notary Public