

(Name) Michael R. Horton & June Horton
Rt. 1, Box 3540
(Address) Shelby, AL 35143

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-7 Rev. 5/82 STATUTORY
~~COPYRIGHT 1982~~ WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTEEN THOUSAND AND NO/100 (\$15,000.00) ----- DOLLARS
(Secured by purchase money mortgage executed simultaneously herewith)

to the undersigned grantor, **First National Bank of Columbiana** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Michael R. Horton and wife, June 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:

A part of the NE $\frac{1}{4}$ of Section 34, Township 21 South, Range 1 West, described as follows:

follows:
Commence at the Southeast corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 34, and run in a Northerly direction along East line of said forty to its intersection with South boundary of right of way of Highway No. 25; run thence in a Westerly direction along said Highway right of way 1000 feet for point of beginning of lot herein described, said point being the Northeast corner of the L.D. Hand lot; run thence in a Southerly direction along the East boundary of the Hand lot and its continuation, 420 feet; run thence in an Easterly direction, parallel with said Highway 420 feet, run thence in a Northerly direction and parallel with West boundary of said Lot 420 feet, more or less, to South right of way of said Highway No. 25; run thence in a Westerly direction along said Highway right of way 420 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

- SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:
1. General and special taxes or assessments for 1990 and subsequent years not yet due and payable.
 2. Mineral and mining rights not owned by Grantor.
 3. All easements and rights of way of record servicing subject property.

Grantees are aware that there is no septic tank located on premises of subject property and First National Bank of Columbiana is conveying property to Grantees with their approval.

approval.

All rights outstanding by reason of the statutory right-of-redemption from the foreclosure of that certain mortgage given by Ruby Faye Partridge, a single woman to First National Bank of Columbiana, recorded in Real Volume 173, Page 699. Said foreclosure being evidenced by foreclosure deed to First National Bank of Columbiana dated July 30, 1990, recorded in Real Volume 303, page 75 in the Probate Office of Shelby County, Alabama, GRANTEES as joint tenants with right of survivorship, their heirs and assigns, forever; it being

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.

IN WITNESS WHEREOF, the said GRANTOR, by its Sr. Vice President, J. D. Wyatt
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of September 1990

FIRST NATIONAL BANK OF COLUMBIANA

I CERTIFY THIS INSTRUMENT WAS FILED By

Senior Vice - President

STATE OF ALABAMA
COUNTY OF SHELBY

90 SEP -5 PM 3: 32

James A. Shannon, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

3	1.00	1.00
4	1.00	1.00
5	1.00	1.00
6	1.00	1.00
Total		7.50

I, the undersigned authority

a Notary Public in and for said County in said

State, hereby certify that J. D. Wyatt

State, hereby certify that J. D. Wyatt
whose name as Senior Vice - President of First National Bank of Columbiana
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 5th

day of September

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