

SEND TAX NOTICE TO: *961*

(Name) Ronny Pate
495 Hwy. 302
(Address) Shelby, AL 35143

This instrument was prepared by
(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-44
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and no/100 DOLLARS

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
Ronny Pate and David Pate

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

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

BOOK 340 PAGE 219

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

\$28,000.00 paid from mortgage executed simultaneously herewith.

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 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 26th
day of April, 1991.

_____(Seal)
_____(Seal)
_____(Seal)

Fred Wayne Horton (Seal)
Fred Wayne Horton (Seal)
_____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

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 26th day of April, A. D., 1991.
W. E. D. *Lawrence M. Jordan*

LEGAL DESCRIPTION:

PARCEL I:

Begin at the NW corner of the NW 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East; thence run South along the West line of said 1/4-1/4 for 398.09; thence 92 degrees 02 minutes 20 seconds left run Easterly 732.14 feet; thence 89 degrees 31 minutes 10 seconds left run 372.99 feet; thence 4 degrees 28 minutes 25 seconds right run 229.52 feet; thence 95 degrees 00 minutes 33 seconds left run Westerly 716.79 feet to the West line of the SW 1/4 of the SE 1/4 of Section 4, Township 24 North, Range 15 East; thence 83 degrees 09 minutes 50 seconds left run 204.55 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Less and except a 40 foot Easement for egress and ingress, the East line of said Easement being also the East line of the above described property.

PARCEL II:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East; thence run South along the West line of said 1/4-1/4 for 398.09 feet to the Point of Beginning; thence continue last described course for 588.87; thence 92 degrees 02 minutes 20 seconds left run 748.16 feet; thence 89 degrees 31 minutes 10 seconds left run North for 588.52 feet; thence 90 degrees 28 minutes 50 seconds left run 732.14 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Less and except a 40 foot Easement for egress and ingress, the East line of said Easement being also the East line of the above described property.

According to the survey of Thomas E. Simmons LS12945.

ALSO, a non exclusive 40-foot easement for ingress and egress, the East line of which is described as follows: Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East; thence run South along the West line of said 1/4-1/4 for 986.96 feet; thence 92 degrees 02 minutes 20 seconds left run East for 748.16 feet to the point of beginning; thence 89 degrees 31 minutes 10 seconds left run North 961.51 feet; thence 4 degrees 28 minutes 25 seconds right run 733.25 feet to the South right of way of Shelby County Highway #46 and the point of ending.

According to the survey of Thomas E. Simmons, RLS 12945, dated March 20, 1991.

Frederic Wayne Hinton

1. Dead Tax	2.20
2. Misc. Tax	0.00
3. Recordation Fee	5.00
4. Inflation	3.80
5. Notary Fee	0.00
6. Commission	1.00
Total	11.00

I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR 26 PM 2:46

JUDGE OF PROBATE