

2076

SEND TAX NOTICE TO:

(Name) Raymond E. Thornburg  
330 County Road 46  
(Address) Shelby, Alabama 35143

1253

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
P.O. Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Thirty-Nine Thousand, Eight Hundred Ninety and no/100 (\$39,890.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred Wayne Horton, a married man

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

Raymond E. Thornburg and Nina P. Thornburg

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

BOOK 334 PAGE 790  
\$30,000 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

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

BOOK 345 PAGE 169

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.

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 hand(s) and seal(s), this 22nd day of March, 19 91.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Fred Wayne Horton (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

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 22nd day of March, A. D., 19 91

Mike T. Atchison

EXHIBIT A:  
LEGAL DESCRIPTION:

Commence at the NE 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 East line of said 1/4-1/4 for 221.95 feet to the Point of Beginning; thence continue last described course for 1143.34 feet to an iron pin; thence 01 degrees 12 minutes 38 seconds left run 208.25 feet; thence 88 degrees 15 minutes 17 seconds right run 598.77 feet; thence 91 degrees 57 minutes 20 seconds right run Northerly 1563.52 feet; thence 107 degrees 46 minutes right run 627.58 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons RLS 12945, dated September 20, 1990.

Also, 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 to the point of beginning; thence continue last described course for 987.80 feet; thence 93 degrees 31 minutes 14 seconds left run 1375.53 feet to the East line of said 1/4-1/4; thence 88 degrees 14 minutes 50 seconds left run North along the East line of said 1/4-1/4 for 365.02 feet; thence 91 degrees 44 minutes 43 seconds left run 598.77 feet; thence 91 degrees 57 minutes 20 seconds right run Northerly 602.01 feet; thence 90 degrees 28 minutes 50 seconds left run West 748.16 feet to the point of beginning.

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 for 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 survey of Thomas E. Simmons, RLS #12945, dated March 20, 1991.

SIGNED FOR IDENTIFICATION

*Fred Wayne Hopson*  
Fred Wayne Hopson

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

91 MAR 22 PM 4:31

JUDGE OF PROBATE

1. Dead Tax	\$ 10.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 5.00
5. No Tax Fee	\$
6. Certified Copy	\$ 1.00
Total	\$ 19.00