

This instrument prepared by:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, AL 35226

Send Tax Notice To:
John Arthur Horton
229 Lyn Gail Trail
Brierfield, Alabama 35035

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Bibb COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eighty-Five Thousand One Hundred and 00/100'S *** (\$85,100.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mike Allen, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Arthur Horton and Pamela Smith Horton, husband and wife** (herein referred to as Grantees), for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Bibb County, Alabama, to-wit:

For legal description see Exhibit "A" attached hereto and incorporated herein by reference.

Subject to all easements, restrictions and rights of way of record.

\$76,590.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead of Grantor or his spouse.

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 of such survivor 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 26th day of July, 1991.

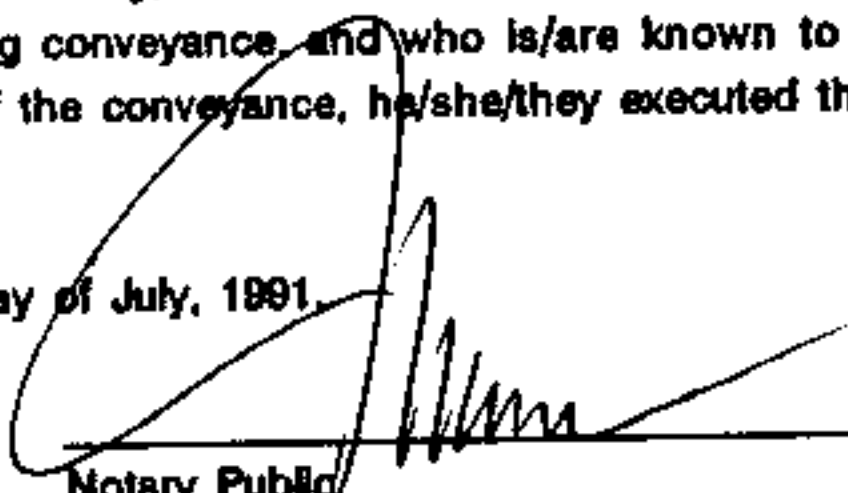


Mike Allen

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mike Allen, a married man** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of July, 1991.



Notary Public
My commission expires 02-23-92

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EXHIBIT "A"

Tract Number Seven: Commence at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 29, Township 24 North, Range 12 East, Bibb County, Alabama and run East along South line of said Quarter-Quarter Section 50.11 feet; thence an angle left of $85^{\circ}53'14''$ and run northerly 433.19 feet; thence an angle right of $58^{\circ}45'$ and run northeasterly 596.34 feet; thence an angle left of $3^{\circ}26'$ and run northeasterly 904.99 feet to point of beginning; thence an angle right of $90^{\circ}00'$ and run southeasterly 980 feet, more or less, to a point of intersection with the center line of Mahan Creek; thence northeasterly along the meandering of said Mahan Creek to a point of intersection with a line which is parallel to and 300 feet northeasterly of point of beginning; thence northwesterly along said parallel line 780 feet, more or less; thence an angle left of $90^{\circ}00'$ and run southwesterly 300.0 feet to point of beginning. Less and except that part reserved for right of way for public road. Situated in Bibb County, Alabama.

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STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 AUG -5 PM 1:14

JUDGE OF PROBATE

1. Dead Tax	9.00
2. Mfg. Tax	5.00
3. Recording Fee	3.00
4. Insuring Fee	1.00
5. No Tax Fee	
6. Commission	
Total	18.00