

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Fred Wayne Horton

P.O. Box 379

(Address) Shelby, AL 35143

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand and no/100

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

Janet C. Pate, an unmarried woman, and Charles E. Pate, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Fred Wayne Horton

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

PARCEL 1: Begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 4, Township 24 North, Range 15 East; thence run North along West line of said 1/4-1/4 for 204.55 feet to the point of beginning; thence continue last described course for 735.41 feet to the Southerly right of way of Shelby County Highway #46; thence 101 degrees 54 minutes 06 seconds right run Southeasterly along said right of way for 710.91 feet; thence 76 degrees 16 minutes 16 seconds right run 503.73 feet; thence 84 degrees 59 minutes 27 seconds right run West 716.79 feet to the point of beginning. 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. Situated in Shelby County, Alabama.

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

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF CHARLES E. PATE OR OF HIS RESPECTIVE SPOUSE.

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

\$13,750.00 of the purchase price recited above was paid from a 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, we have hereunto set our hands(s) and seal(s), this 30th day of April 1993.

(Seal)

(Seal)

(Seal)

Janet C. Pate (Seal)

Charles E. Pate (Seal)

Charles E. Pate (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 Janet C. Pate and Charles E. Pate whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April A. D., 1993

W. E. H. T.

Peggy J. Letson

Notary Public.

1993-12158
04230/1993-12158
08:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS