

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

(Address) PO Box 379
Shelby, Ala. 35143

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and no/100 -----dollar

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

Joe H. Duke, a single 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:

Commence at the Northeast corner of the NE 1/4 of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama, and run West along the North line thereof 725.61 feet; thence 61 degrees 24 minutes 44 seconds left and run Southwesterly 1401.12 feet to the intersection of the South right-of-way line of Old Columbiana-Calera Road, and the West right-of-way line of a Southern Railroad right-of-way, and the point of beginning; thence continue along the last described course and along the West line of said Railroad right-of-way 1389.16 feet to the center of Camp Branch; thence 103 degrees 26 minutes 18 seconds right and run along the center of said branch 80.61 feet and as follows; 52 degrees 44 minutes right and run 109.29 feet; thence 27 degrees 24 minutes left and run 186.88 feet; thence 20 degrees 27 minutes left and run 77.47 feet to the Easterly right of way line of said Old Columbiana-Calera Road; thence 80 degrees 00 minutes right and run along said road right-of-way line 944.46 feet to a curve to the right on said line; thence run along said curve (R=110.26) 82.34 feet; thence continue along said line 206.14 feet to the point of beginning. According to the survey of Thomas E. Simmons, Registered Land Surveyor #12945, dated February 22, 1989.

Subject to restrictions, easement and rights of way of rec 1993-38060

11/30/1993-38060
03:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
901 NCB 18.50

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 23 day of November, 1993.

.....(Seal) Joe H. Duke(Seal)
Joe H. Duke
.....(Seal)(Seal)
.....(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 Joe H. Duke 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 23 day of November, A. D., 1993

Marta J. Wilder
Notary Public.

MTA

Inst # 1993-38060