

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
31 Inverness Center Pkwy., #360
(Address) Birmingham, Alabama 35242



Send Tax Notice To:

Mr. & Mrs. Garry W. Horton
108 Sundance Lane
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of ONE HUNDRED AND FIFTY THOUSAND AND NO/100.....(\$150,000.00) DOLLARS

to the undersigned grantor, DONALD PHILLIPS CONSTRUCTION, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

GARRY W. HORTON and TERESA R. HORTON, Husband and Wife

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby _____ County, Alabama to-wit:

Lot 3, according to map of Apache Ridge, Sector 5, as recorded in
Map Book 17, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 1994 and subsequent years not yet due and payable.
2. 35 ft. bldg. setback line & 10 ft. easement along the north & west side
as shown on recorded plat.
3. Restrictions appearing of record in Inst. No. 1993-18462.

Inst # 1994-06776

03/02/1994-06776
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.50

\$135,000.00 of the purchase price received above was paid from a first
purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for
itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-
mises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend
the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Donald Phillips
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of February 19 94

ATTEST:

DONALD PHILLIPS CONSTRUCTION, INC.

By Donald Phillips
Donald Phillips President

STATE OF ALABAMA:
COUNTY OF SHELBY: }

I, _____ the undersigned a Notary Public in and for said County in said
State, hereby certify that Donald Phillips
whose name as President of DONALD PHILLIPS CONSTRUCTION, INC.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the
act of said corporation,

Given under my hand and official seal, this the 28th day of

February

19 94

Notary Public