

Mail Tax Notice to:
Oakley G. Vincent and
Olive Faye Vincent
23200 Highway 25
Columbiana, Alabama 35051

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of EIGHTEEN THOUSAND AND NO/100 (\$18,000.00) DOLLARS and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledge I, FRED WAYNE HORTON, a married man (herein referred to as grantor) do grant, bargain, sell and convey unto OAKLEY G. VINCENT and wife, OLIVE FAYE VINCENT (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SURFACE RIGHTS ONLY IN AND TO THAT CERTAIN PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET OUT FULLY AT THIS POINT.

This conveyance is made subject to:

- (a) All existing restrictions, easements, rights of way, ordinances, laws, regulations, assessments, utility easements affecting the property conveyed herein;
- (b) Ad valorem taxes for current year;
- (c) Rights or claims of parties in possession not shown by the public records;
- (d) Easements, or claims of easements, not shown by the public records;
- (e) Encroachments, overlaps, boundary line disputes, or other matters affecting the property;
- (f) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (g) Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any;
- (h) Taxes or special assessments which are not shown as existing liens by the public records;
- (i) No warranty is made as to the exact amount of acreage contained in the property herein conveyed.

In addition to the foregoing and not in limitation thereof, this conveyance is subject to the prior reservation of all minerals and non-mineral substances and mining rights together with the right to explore for and remove said minerals and non-mineral substances without using the surface of the property, and the release for damages resulting from past and future mining operations.

The subject property constitutes no part of the homestead of grantor or his spouse.

04/13/1994-12201
02:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 31.50

W. E. H. F.

Inst # 1994-12201

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 12th day of April, 1994.


Fred Wayne Horton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton, whose name is 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 12th day of April, 1994.



Notary Public

EXHIBIT "A"

Begin at the SW corner of the SW1/4 of Section 9, Township 24 North, Range 14 East; thence run North along the West line of said section for 1736.00 feet to a point; thence 87°10'04" right run Easterly 1179.79 feet; thence 93°34'21" right run southerly 360.00 feet to an iron fence post; thence 90°06'37" left run easterly 764.08 feet; thence 91°08'30" right run southerly 30.66 feet to a point on the Northerly R/W of a Shelby County (gravel) Road; last said course being radial to a curve having a radius of 273.99 feet; thence run Southerly along said curve and R/W for 165.01 feet; thence continue along said R/W (for the next 10 courses) for 55.70 feet to a curve to the left (R=298.83'); thence run along said curve for 313.58 feet; thence continue for 101.64 feet to a curve to the left (R=398.15'); thence along said curve for 170.40 feet; thence continue for 75.14 feet to a curve to the right (R=264.34'); thence along said curve for 173.14 feet; thence continue for 90.58 feet to a curve to the left (R=313.92'); thence along said curve for 212.28 feet to a curve to the left (R=1000.93'); thence along said curve for 217.02 feet; thence continue along said R/W for 227.24 feet to a Yellow Painted Line; thence 133°32'51" right run Westerly 1997.77 feet to the Point of Beginning.

LESS AND EXCEPT the following: Begin at the SW corner of the SW 1/4 of Section 9, T-24N, R-14E, and run east along the south line thereof 1896.28 feet to the west line of a 60' (Gravel) road right of way; thence 49°46'55" right and run southerly along said right of way 151.95 feet to a yellow painted line; thence 133°32'51" right and run 1997.77 feet to the point of beginning.

SIGNED FOR
IDENTIFICATION:


Fred Wayne Horton

Inst # 1994-12201

04/13/1994-12201
02:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 31.50