

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Royce Lee Horton

(Address) P.O. Box 288
Wilsonville 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Nineteen Thousand Eighty and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James T. Davis, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Royce Lee Horton and wife, Robbie Lynn Horton

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

PARCEL II:

From the S.E. corner of Section 2, Township 22 South, Range 1 West, run thence North along the East boundary of the SE 1/4 of SE 1/4 of said Section 2, a distance of 210.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 445.99 feet; thence turn 91 degrees 31 minutes 34 seconds left and run 1342.30 feet to a point on the West boundary of said SE 1/4 of SE 1/4; thence turn 88 degrees 53 minutes 19 seconds left and run 650.86 feet to the S.W. corner of said SE 1/4 of SE 1/4; thence turn 90 degrees 53 minutes 47 seconds left and run 1127.46 feet along the South boundary of said SE 1/4 of SE 1/4; thence turn 88 degrees 41 minutes 20 seconds left and run 210.0 feet; thence turn 88 degrees 41 minutes 20 seconds right and run 210.0 feet to the point of beginning of herein described parcel of land.

Together with the following described 60.0-foot easement for ingress and egress to-wit: From the SE corner of Section 2, Township 22 South, Range 1 West, run thence North along the East boundary of the SE 1/4 of SE 1/4 of said Section 2 a distance of 655.99 feet; thence turn 91 degrees 31 minutes 34 seconds left and run 30.01 feet to the point of beginning of the centerline of said 60.0 foot easement; thence turn 91 degrees 31 minutes 34 seconds right and run 138.42 feet along said easement centerline and the following courses; 76 degrees 49 minutes 45 seconds right for 159.99 feet; 33 degrees 36 minutes 42 seconds left for 76.93 feet; 25 degrees 18 minutes left for 68.52 feet; thence turn 39 degrees 35 minutes 46 seconds right and run 53.44 feet along said easement centerline to a point of termination in the center of the Egg and Butter Road.

\$16,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 (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.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 2nd

day of May, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

James T. Davis (Seal)
James T. Davis 14566
05/04/1994
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 12:00 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James T. Davis, a married man 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 2nd day of May, A. D., 1994

[Signature]
Notary Public.

INS # 1994-14566

MTA