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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

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

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

**SEND TAX NOTICE TO:**

(Name) Mr. & Mrs. Sam Dixon

18409 Highway 145

(Address) Shelby, AL 35143

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SEVENTY THOUSAND and no/100----- (\$270,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

FRED WAYNE HORTON and wife, MYRA GAYLE HORTON,

(herein referred to as grantors) do grant, bargain, sell and convey unto

SAM DIXON and wife, PEGGY DIXON,

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

SHELBY

County, Alabama to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to taxes for 1995 and subsequent years, easements, restrictions, and rights of way of record.

Fred Wayne Horton is one and the same person as Wayne Horton.

Myra Gayle Horton is one and the same person as Myra Gail Horton.

10/10/1994-30756  
10:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 281.00

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.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 7th

day of October, 19 94.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton and wife, Myra Gayle Horton whose name s 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 7th day of October, A.D., 19 94

My Commission Expires: 10/16/96

Notary Public.

Inst # 1994-30756

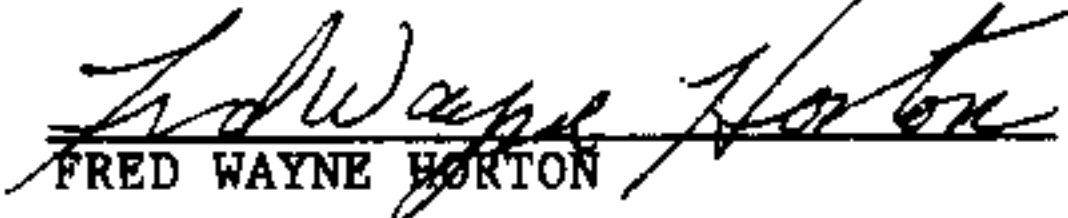
EXHIBIT "A"  
LEGAL DESCRIPTION

A part of the SE 1/4 of the NE 1/4, a part of the NE 1/4 of the SE 1/4 of Section 9, Township 24 North, Range 15 East; and a part of the SW 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 15 East, being more particularly described as follows:

Begin at the NW corner of the SE 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East; thence run Easterly along the North line thereof for 1327.83 feet to the NE corner of said 1/4-1/4; thence 90 degrees 21 minutes 55 seconds right run Southerly for 88.62 feet to an iron pin; thence 90 degrees 02 minutes 51 seconds left run Easterly for 598.51 feet to the Northwesternly right of way of Alabama State Highway 145; thence 128 degrees 32 minutes 36 seconds right run Southwesterly along said right of way for 485.25 feet; thence 53 degrees 24 minutes 45 seconds right run Westerly for 297.04 feet to the East line of said 1/4-1/4; thence 91 degrees 59 minutes 45 seconds left run Southerly for 209.75 feet to the SE corner of the N 1/2 of said 1/4-1/4 Section; thence 128 degrees 34 minutes 06 seconds right run Northwesternly for 410.0 feet; thence 128 degrees 08 minutes 17 seconds left run Southerly for 412.16 feet; thence 52 degrees 16 minutes 30 seconds left run Southeasterly 262.99 feet to the Northwesternly right of way of said Alabama State Highway 145; thence 90 degrees 25 minutes 40 seconds right run Southwesterly along said right of way for 1320.53 feet; thence 95 degrees 03 minutes 10 seconds right run Northwesternly for 531.94 feet; thence 46 degrees 11 minutes 15 seconds right run Northerly for 332.90 feet to the NW corner of the NE 1/4 of the SE 1/4 of said Section; thence 1 degrees 10 minutes right run Northerly along a fence for 739.82 feet to a concrete monument; thence 2 degrees 18 minutes 05 seconds left run Northerly along a fence for 573.14 feet to the point of beginning.

Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

  
FRED WAYNE HORTON

  
MYRA GAYLE HORTON

Inst # 1994-30756

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