

This instrument was prepared by:

(Name) Joseph E. Walden
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:

(Name) Rex Allen Horton
(Address) 1785 McCain Parkway
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six thousand and 00/100 (\$6,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Rex Allen Horton and wife, Doris L. Horton
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Rex Allen Horton and Gary Nichols

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the NE 1/4 of NE 1/4, Section 25, Township 20 South, Range 3 West in Shelby County, Alabama and being more particularly described as follows:
Commence at the NE corner of Section 25, Township 20 South, Range 3 West; thence run south along the east line of said 1/4 1/4 Section a distance of 170.00 feet; thence turn an angle to the right 91 deg. 12 min. 50 sec. and run in a westerly direction a distance of 215.37 feet to the point of beginning; thence turn an angle to the left 90 deg. 00 min. 00 sec. and run a distance of 65.00 feet; thence turn an angle to the right 90 deg. 00 min. 00 sec. and run a distance of 165.27 feet to the easterly right of way line of McCain Parkway (50 feet right of way), said point being a point on a curve to the right having a radius of 302.04 feet and a central angle of 12 deg. 21 min. 38 sec. and deflect 91 deg. 49 min. 27 sec. right from last described course to the chord of said curve and run along the arc of said curve a distance of 65.16 feet; thence leaving said curve deflect 88 deg. 10 min. 33 sec. right and run in an easterly direction a distance of 163.70 feet to the point of beginning; being situated in Shelby County, Alabama.
Said parcel contains 0.24 acres more or less.

\$6,000.00 OF THE PURCHASE PRICE RECITED HEREIN WAS PAID FROM PROCEEDS OF MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of December, 1994.

(Seal)

(Seal)

(Seal)

Rex Allen Horton (Seal)
Rex Allen Horton
Doris L. Horton (Seal)
Doris L. Horton

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, Cynthia B. Keller, a Notary Public in and for said County, in said State, hereby certify that Rex Allen Horton and wife, Doris L. 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 14th day of December, 1994.

MY COMMISSION EXPIRES MARCH 8, 1996

My Commission Expires:

Notary Public

1995-00006
01/08/95
09:00 AM
SHELBY COUNTY
JUDGE OF PROBATE
9.50

Inst # 1995-00006