

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Mr. Wayne HortonP O Box 379(Address) Shelby, AL 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, AlabamaSTATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:That in consideration of FIFTY FIVE THOUSAND and no/100----- (\$55,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOHN D. AVERETT and wife, MARTHA AVERETT,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

WAYNE HORTON, a married man,

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

SEE ATTACHED FOR LEGAL DESCRIPTION

Inst # 1995-04131

02/15/1995-04131
12:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 66.00

Subject to taxes for 1995, easements, restrictions, permits and rights-of-way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 14th
day of February, 1995.

(Seal)

John D. Averett
John D. Averett

(Seal)

(Seal)

(Seal)x

(Seal)

Martha J. Averett
Martha Averett

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John D. Averett and wife, Martha Averett whose names 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 February, A. D., 1995.

Notary Public
My Commission Expires: 10/10/96

1995-04131

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 East; thence run Southerly along the West line of said 1/4-1/4 Section for 66.05 feet to the Southerly right of way of Shelby County Highway No. 28 and the point of beginning; thence continue last described course for 539.55 feet to a point; thence 88 degrees 36 minutes 13 seconds left run Easterly for 1542.20 feet to a point on the Northwesterly right of way of Shelby County Highway No. 61; thence 46 degrees 06 minutes 33 seconds left run Northeasterly along last said right of way for 434.81 feet; thence 71 degrees 00 minutes 24 seconds left run Northwesterly for 275.99 feet to the Southerly right of way of said Shelby County Highway No. 28; thence 65 degrees 20 minutes 19 seconds left run Westerly along last said right of way for 1201.94 feet to a curve concaved to the right (having a radius of 2586.56 feet and a central angle of 2 degrees 06 minutes 36 seconds); thence run along said curve and right of way for 95.26 feet to a point; thence 91 degrees 00 minutes 44 seconds left from tangent of said curve, run Southerly for 210.0 feet; thence 90 degrees 00 minutes right run Westerly for 210.00 feet; thence 90 degrees 00 minutes left run Northerly for 222.26 feet to the Southerly right of way of said Highway No. 28 and a curve concaved Northerly (having a radius of 2586.56 feet and a central angle of 5 degrees 01 minutes 01 seconds); thence 81 degrees 50 minutes 39 seconds left to chord of said curve, run Northwesterly along said right of way and curve for 226.48 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to survey of Thomas E. Simmons, RLS #12945, dated February 7, 1995.

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