

SEND TAX NOTICE TO:

(Name) Mr. Mr. Frank A. Castillo

(Address) 7887 Highway 51
Starnett, AL 35147

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of --Ninety Five Thousand and 00/100-- (\$95,000.00) DOLLARS

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

Phillip Grady Horton and wife, Karen M. Horton

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

Frank Anthony Castillo and Glenda Castillo

(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 existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 97,850.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

Inst # 1995-04629

02/22/1995-04629
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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 February, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Phillip Grady Horton (Seal)
Phillip Grady Horton
Karen M. Horton (Seal)
Karen M. Horton

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip Grady Horton and wife, Karen M. 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 February, A. D., 19 95)

Notary Public.

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EXHIBIT "A"

Commence at the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama and run thence Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 206.15 feet to a point, thence turn an angle of 54°48' to the right and run Southwesterly a distance of 797.97 feet to the point of beginning of the property being described, thence continue along last described course a distance of 79.83 feet to a point, thence turn an angle of 115°45'52" to the left and run Easterly a distance of 499.58 feet to a point on the Northwesterly right of way line of Shelby County Highway Number 51, thence turn an angle of 170°10'03" to the left and run Westerly a distance of 421.06 feet to the point of beginning, marked on each corner with steel rebar pins.

ALSO:

Commence at the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 206.15 feet to a point, thence turn an angle of 54°48' to the right and run Southwesterly a distance of 877.80 feet to the point of beginning of the property being described, thence turn an angle of 115°45'52" to the left and run Easterly a distance of 499.58 feet to a point on the Northwesterly right of way line of Shelby County Highway Number 51, thence turn an angle of 101°45'12" to the right and run Southwesterly along said right of way line a distance of 473.17 feet to a point, thence turn an angle of 130°55'46" to the right and run Northerly to the point of beginning, and marked on each corner with a steel rebar pin.

All situated in Shelby County, Alabama.

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