

Grantees' address:

This instrument was prepared by

✓180 Fox Valley Farm  
Maylene, Alabama 35114

Conwill & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100-----  
and other good and valuable consideration  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein)

Dwight Joyner and wife, Joyce Ann Joyner  
herein referred to as grantors) do grant, bargain, sell and convey unto

✓Deanna Horton and Danny Thomas 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:

Commence at the Southwest corner of Section 33, Township 20 South, Range 13 West and run thence Easterly along the South line of said Section 33 a distance of 2,624.60 feet to a point; thence turn 77 deg. 09 min. 41 sec. to the left and run Northeasterly a distance of 531.29 feet to a point on the Northerly margin of Fox Valley Road and the point of beginning of the property being described; thence continue along last described course 452.49 feet to a point; thence turn 90 deg. 41 min. 50 sec. to the right and run 219.99 feet to a point; thence turn 90 deg. 00 min. 00 sec. to the right and run Southwesterly 449.17 feet to a point on the same said Northerly margin of same said Fox Valley Road; thence turn 89 deg. 34 min. 20 sec. to the right and run West-Northwesterly along said margin of said road a distance of 214.49 feet to the point of beginning. Containing 2.25 acres and marked on each corner with a steel pin.

Property is subject to any and all agreements, easements, rights-of-way, restrictions and/or limitations of probated record and/or applicable law.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 27  
day of February, 19 95.

WITNESS:

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

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

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

Dwight Joyner  
Dwight Joyner  
Joyce Ann Joyner  
Joyce Ann Joyner

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 Dwight Joyner and wife, Joyce Ann Joyner  
whose name s are 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 27th day of February, A. D., 19 95.

Form 31-A

Charles D. Morris

Notary Public.

MY COMMISSION EXPIRES OCTOBER 1, 1997

995-07771  
1995-07771  
AM CERTIFIED  
JUDGE OF PROBATE  
SHELBY COUNTY JUDGE OF PROBATE  
9.00  
001 SNA

Inst # 1995-07771