

This Form Provided By

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130**SEND TAX NOTICE TO:**(Name) Michael Phillips(Address) P.O. Box 430  
Calera, Al. 35040

This instrument was prepared by

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

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five hundred and no/100----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Wayne Horton and wife, Myra Gayle Horton

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

Michael S. Phillips and Kimberly H. Phillips

(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 SW corner of the SW 1/4 of the NW 1/4 of Section 6, Township 22 South Range 1 West; thence run East along the South line of said 1/4 Section 1012.10 feet; thence 38 degrees 42 minutes left run Northeasterly for 1659.59 feet to the south-westerly R/W of Horton Farm Road; thence 103 degrees 36 minutes 30 seconds right run Southeasterly along said R/W for 102.89 feet to the Point of Beginning; thence continue last described course for 302.14 feet; thence 76 degrees 23 minutes 35 seconds right run Southwesterly for 297.21 feet; thence 103 degrees 36 minutes 25 seconds right run Northwesterly for 302.14 feet; thence 76 degrees 23 minutes 35 seconds right run Northeasterly for 297.21 feet to the Point of Beginning.

Subject to restrictions, easements and rights of way of record.

Inst # 1995-08188

03/31/1995-08188  
11:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

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 31day of March, 1995

WITNESS:

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

Wayne Horton  
Wayne Horton

(Seal)

(Seal)

Myra Gayle Horton  
Myra Gayle Horton

(Seal)

STATE OF ALABAMA  
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wayne Horton and Myra Gayle Horton 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 31 day of March, A. D., 1995

Martha A. Wilder  
Notary Public.

Inst # 1995-08188