

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) Charles R. Miller
771 County Road 759
(Address) Clanton, Alabama 35045

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-3 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 Twelve Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Fred Wayne Horton, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles R. Miller and Thelma Miller

04/13/1995-09610
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OOL MCD 9.00

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Begin at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, and run thence North 0 degrees 26 minutes 37 seconds West a distance of 1,368.31 feet to a concrete monument corner marking the NW corner of said 1/4-1/4; thence run North 88 degrees 15 minutes 37 seconds East a distance of 1,368.13 feet to a steel pin corner 25.0 feet East of the NE corner of same said 1/4-1/4; thence run South 9 degrees 40 minutes 13 seconds East a distance of 257.86 feet to a point; thence run South 5 degrees 01 minute 07 seconds East a distance of 430.18 feet to a point; thence run South 12 degrees 00 minutes 57 seconds East a distance of 346.98 feet to a point; thence run South 89 degrees 06 minutes 11 seconds West a distance of 197.05 feet to a point; thence run South 0 degrees 38 minutes 13 seconds East a distance of 97.07 feet to a point; thence run South 89 degrees 06 minutes 11 seconds West a distance of 210.0 feet to a point; thence run South 0 degrees 38 minutes 13 seconds East a distance of 60.0 feet to a point; thence run South 89 degrees 06 minutes 11 seconds West a distance of 210.0 feet to a point; thence run South 0 degrees 38 minutes 13 seconds East a distance of 210.0 feet to a point on the South line of the said SW 1/4 of the SE 1/4 of said Section 35; thence run South 89 degrees 06 minutes 11 seconds West a distance of 917.11 feet to a point of beginning.

LESS AND EXCEPT property described in Real Book 189, Page 942 and Real Book 189, Page 943 recorded in Probate Office of Shelby County, Alabama.

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

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

\$11,500.00 of the above recited consideration was paid from a mortgage recorded simultaneously:

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, I have hereunto set my hand(s) and seal(s), this 12th

day of April 19 95

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Fred Wayne Horton (Seal)
Fred Wayne Horton (Seal)
_____(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton, a married man is _____ whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April A. D., 19 95.

Paul Harrison
Notary Public.

Inst. # 1995-09610