

This Instrument Was Prepared By:
DICKERSON & MORSE
Attorneys-at-Law
214 Lorna Square
Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FIVE HUNDRED DOLLARS AND 00 CENTS (US\$500.00) to the undersigned in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Tim R. Horton and wife Helen M. Horton, (hereinafter referred to as GRANTOR), hereby grant, bargain, sell and convey unto Tim R. Horton and wife, Helen M. Horton, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

The northeast 1/4 of the NW 1/4 of the Northeast 1/4 of Section 19, Township 20 South, Range 1 West; more particularly described as follows: Commence at the northeast corner of said section; thence run westerly along the north line of said section 1,328.46 feet to the northeast corner of the northeast 1/4 of the northwest 1/4 of the northeast 1/4 of said section and the point of beginning of the tract of land herein described; thence continue along last described course 664.25 feet; thence turn 90°01'57" left and run southerly 656.82 feet; thence turn 89°49'03" left and run northerly 656.82 feet to the point of beginning. Less and except any part of said land lying in the public road right of way.

Note: The purpose of this deed is to vest title in both husband and wife with joint tenancy with right of survivorship.

Note: The purpose of this deed is to also show Helen F. Moore and Helen M. Horton are one in the same person.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said for, successors and assigns covenant with the said GRANTEES, their heirs and assigns, that lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that a good right to sell and convey the same as aforesaid; that will and heirs and assigns 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, hereunto set hand and seal on this the 26th day of JUNE, 1995.



TIM R. HORTON


HELEN M. HORTON

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Tim R. Horton and wife, Helen M. Horton, whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of JUNE, 1995.


Onnie D. Dickerson, III
Notary Public

My Commission Expires: 4/23/96

Inst # 1995-17526

07/05/1995-17526
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

Inst # 1995-17526