

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: M. C. Horton and

(Name) Faye Horton

(Address) 50 Jones Lane

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

M. C. Horton, also known as Mydel C. Horton and wife, Faye Horton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ronnie M. Horton, Charlotte Horton Minor, and John A. Horton, AS TENANTS IN COMMON

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

A part of the NW 1/4 of NW 1/4 of Section 2, Township 24 North, Range 12 East, and a part of the W 1/2 of W 1/2 of Fractional Section 27, Township 22 South, Range 3 West, described as follows: Beginning at the SE corner of the Frank Miller property and run Northeasterly 189 feet; thence run Northwesterly 100 feet; thence run Southwesterly 203 feet; thence run Southeasterly 100 feet to point of beginning.

Under and subject to certain conditions, easements, rights, permits and restrictions as of record.

It is our intention to describe our homeplace whether correctly described herein or not.

Also:

Begin at the SE corner of Mydel & Faye Horton's property and run northeasterly 203 feet, more or less; thence run northwesterly 300 feet, more or less, to the edge of the road; thence run southwesterly 337 feet, more or less, thence run southeasterly 210 feet, more or less, to the point of beginning.

THE GRANTORS HEREIN DO SPECIFICALLY RESERVE, BOTH JOINT AND SEVERALLY, FOR AND DURING THE TERMS OF EACH OF THEIR LIVES, A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED REAL ESTATE.

Inst # 1995-33572

11/22/1995-33572
08:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.30

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this _____ day of November, 19 95

(Seal)

(Seal)

(Seal)

M. C. Horton
M. C. Horton

(Seal)

Faye Horton

(Seal)

Faye Horton
Faye Horton

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that M. C. Horton and wife, Faye Horton

a Notary Public in and for said County,

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 _____ day of November, 19 95

5-17-99

My Commission Expires:

[Signature]
Notary Public

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