

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) Roger D. Horton
P.O. Box 585
(Address) COLUMBIANA, AL 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 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 THIRTY SIX THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rena K. Kent, a Single woman,

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

Roger Dale Horton and wife, Leila D. 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:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE A PART OF THE SAME LAND DESCRIBED IN A DEED TO RENA K. KENT, RECORDED IN DEED BOOK 284 AT PAGE 201, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A 2 1/2" CAPPED PIPE FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, AS DESCRIBED IN A SURVEY BY R. MALLETTE IN SEPTEMBER OF 1973; THENCE N 00°17'16" E, ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 1295.99 FEET TO A 5/8" REBAR, FOUND AS DESCRIBED IN A SURVEY BY R. MALLETTE IN SEPTEMBER OF 1973; THENCE S 88°24'42" W, A DISTANCE OF 191.71 FEET TO THE CENTER OF A BRANCH AND THE POINT OF BEGINNING; THENCE S 88°24'42" W, A DISTANCE OF 1105.80 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD NO. 97; THENCE SOUTH AND EAST, ALONG THE EAST RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 97 THE FOLLOWING COURSES: S 02°38'18" E, A DISTANCE OF 177.06 FEET TO A POINT; ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 326.78 FEET AND A CHORD BEARING OF S 25°01'02" E, AN ARC LENGTH OF 255.27 FEET, TO A POINT; S 47°23'45" E, A DISTANCE OF 299.45 FEET TO A POINT; ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 240.70 FEET AND A CHORD BEARING OF S 63°55'27" E, AN ARC LENGTH OF 138.87 FEET, TO A POINT; ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 214.30 FEET AND A CHORD BEARING OF S 67°23'42" E, AN ARC LENGTH OF 97.67 FEET, TO A POINT IN A BRANCH; THENCE NORTH AND EAST, ALONG THE CENTER OF A BRANCH THE FOLLOWING COURSES; N 37°05'42" E, A DISTANCE OF 134.74 FEET TO A POINT; N 61°11'42" E, A DISTANCE OF 170.48 FEET TO A POINT; N 35°47'42" E, A DISTANCE OF 232.26 FEET TO A POINT; N 24°14'42" E, A DISTANCE OF 305.56 FEET TO A POINT; N 41°17'42" E, A DISTANCE OF 101.84 FEET TO THE POINT OF BEGINNING.

ACCORDING TO SURVEY OF SID WHEELER, RLS #16165, DATED JUNE 27, 1997.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way and permits of record.

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 27th day of June, 19 97.

WITNESS:

(Seal)

Rena K. Kent
Rena K. Kent

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

07/01/1997-20432
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 44.50

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rena K. Kent 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, A. D., 19 97

Notary Public

My Commission Expires: 10/16/2000

Inst # 1997-20432