

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Address)

Linda Latta(Name) 18467 Highway 145
Shelby, AL 35143

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Eight Thousand, Seven Hundred and no/100----- Dollars

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

Douglas Layne Horton and wife Nancy Oliver Horton

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

Linda Latta(herein referred to as grantee, whether one or more), the following described real estate situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 74,750.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-13363
04/30/1998-15563
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.00
REC SMA

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 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 20th day ofApril, 19 98.

(Seal)

Douglas Layne Horton

(Seal)

(Seal)

Nancy Oliver Horton

(Seal)

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Douglas Layne Horton and wife Nancy Oliver Horton, 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 the 20th day of April, 19 98.

Notary Public

MY COMMISSION EXPIRES AUGUST 23, 1998

EXHIBIT "A"

For a point of beginning, Commence at the NE corner of the S 1/2 of the SE 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama; thence run South 89 deg. 13 min. 32 sec. East along the North boundary of the S 1/2 of SW 1/4 of the NW 1/4 of Section 10 for 139.13 feet to an 1/2 inch rebar set of the Northwestern right of way of Alabama State Highway No. 145; thence South 38 deg. 11 min. 10 sec. West along said right of way for 409.00 feet to an 5/8 inch rebar found; thence North 51 deg. 13 min. 09 sec. West 269.35 feet to a 5/8 inch rebar found; thence North 0 deg. 43 min. 13 sec. East 411.41 feet to a Cresoted Post found; thence South 51 deg. 07 min. 57 sec. East 409.11 feet to a Grader Blade painted red found, back to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1998-15565

04/30/1998-15565
10:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
.002 SNA 15.00