

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Douglas Layne Horton

(Address) _____

Inst # 1998-23753

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 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,
\$ 500

That in consideration of One and no/100 and other good and valuable consideration DOLLARS

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

Fred Wayne Horton and Myra Gayle Horton, husband and wife

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

Douglas Layne Horton and Nancy Oliver 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:

Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 6, Township 22 South, Range 1 West; thence run easterly along the south line for 762.10 feet to the point of beginning; thence continue along the last described course for 290.00 feet thence 38 deg. 42 min. 0 sec. left run Northeasterly for 1,659.55 feet to the westerly right of way of Horton Cove Road and to a point of a curve to the right, having a central angle of 25 deg. 59 min. 47 sec, a radius of 363.25 feet; and an arc length of 164.82 feet; thence 55 deg. 57 min. 4 sec. left to chord run northerly along said cord for 163.41 feet, thence 12 deg. 59 min. 54 sec. right run northerly for 145.93 feet to a point of a curve to the left, having a central angle of 15 deg. 1 min. 25 sec., a radius of 430.69 feet, and an arc length of 112.93 feet; thence 7 deg. 30 min. 42 sec. left to chord run northerly along said chord for 112.61 feet to a point of a curve to the left having a central angle of 16 deg. 26 min. 31 sec., a radius of 994.11 feet, and an arc length of 285.28 feet; thence 15 deg. 43 min. 58 sec. left to chord run northwesterly along said chord for 284.30 feet; thence 99 deg. 15 min. 24 sec. left run southwesterly for 592.37 feet; thence 33 deg. 33 min. 53 sec. left run southwesterly for 1,762.14 feet to the point of beginning.

06/26/1998-23753
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 3:00

Subject to restrictions, easements and rights of way 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 24

day of June, 1998

WITNESS:

(Seal)

(Seal)

(Seal)

Fred Wayne Horton (Seal)
Fred Wayne Horton
Myra Gayle Horton (Seal)
Myra Gayle Horton

(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 and Myra Gayle Horton
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. 24 day of June A. D. 1998

Given under my hand and official seal this 24 day of June A. D. 1998

Martha J. Walker
Notary Public.

CTA