

SEND TAX NOTICE TO:

(Name) P. Stancil Handley
P.O. Box 828
 (Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
 (Address) Columbiana, Alabama 35051

Inst # 1999-01309

Form 1-1-5 Rev. 3/83

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.

01/11/1999-01309
 01:03 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE

That in consideration of Two Thousand, Two Hundred and no/100----- ~~no/100~~ 11.00 DOLLARS

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

Wayne Horton, a married man

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

P. Stancil Handley and wife, Sharlene Handley

(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 Section 25, Township 21 South, Range 1 West; thence run East along the South line of said Section a distance of 177.48 feet to the West R.O.W. line of the Columbiana-Shelby Highway and the point of beginning; thence turn an angle of 65 degrees 31 minutes to the right and run along said R.O.W. line a distance of 65.13 feet; thence turn an angle of 90 degrees 13 minutes to the right and run a distance of 69.84 feet to the East R.O.W. line of the Louisville & Nashville Railroad; thence turn an angle of 94 degrees 16 minutes to the right and run along said R.O.W line a distance of 296.58 feet; thence turn an angle of 88 degrees 05 minutes to the right and run a distance of 51.48 feet to the West R.O.W. line of the Columbiana-Shelby Highway; thence turn an angle of 88 degrees 41 minutes to the right and run along the West right of way line of said Highway a distance of 228.60 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4 of Section 25, and the NW 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, according to survey made by Frank W. Wheeler, on May 4, 1961. LESS AND EXCEPT those portions previously conveyed by deed recorded in Deed Book 298, Page 626; and Deed Book 275, Page 868, in Probate Office.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

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 11th

day of January, 19 99.

WITNESS:

(Seal)

Wayne Horton
 Wayne Horton

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

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

Given under my hand and official seal this 11th day of January, A.D., 19 99

Notary Public