

SEND TAX NOTICE TO:

(Name) Mr. James C. Childress  
122 Plateau Road  
 (Address) Montevallo, Alabama 35115

This instrument was prepared by

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

Inst # 1999-01310

Form 1-1-4 Rev. 5/83  
 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.

01/11/1999-01310  
 01:03 PM CERTIFIED

That in consideration of Thirteen Thousand, Two Hundred and no/100 SHELBY COUNTY JUDGE DE PROBATE DOLLARS

001 CRW 22.00

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

James C. Childress and Margaret M. Childress

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

PARCEL 1:

Begin at the SW corner of the SW 1/4 of the NW 1/4 of Section 29, Township 21 South, Range 1 West; thence run Easterly along the South line thereof 649.51 feet; thence 114 degrees 5 minutes 15 seconds left run Northwesterly for 159.81 feet; thence 90 degrees 00 minutes 00 seconds left run Southwesterly for 183.20 feet; thence 90 degrees 00 minutes 00 seconds right run Northwesterly for 355.59 feet to the Southeasterly right of way of Alabama State Highway 70; thence 87 degrees 10 minutes 18 seconds left run Southwesterly along said right of way for 282.54 feet; thence 67 degrees 3 minutes 40 seconds left run Southerly for 293.43 feet to the point of beginning.

According to undated survey of Thomas E. Simmons, RLS #12945.

Situated in Shelby County, Alabama.

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

Title to minerals and mining rights previously excepted.

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, 1999.

WITNESS:

(Seal) 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 he 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., 1999

Notary Public

WTH