

**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) Samuel E. Ellis  
17440 Highway 42 East  
(Address) Shelby, Alabama 35143

This instrument was prepared by

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

Form 1-1-87 Rev. 1-86

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Two Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or Wayne Horton, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Samuel E. Ellis and Joel D. Howard

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN  
BY REFERENCE.

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.

Inst # 1999-01311

01/11/1999-01311

01:03 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DOE CMH 33.00

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 11th  
day of January, 1999

(Seal)

(Seal)

(Seal)

Wayne Horton  
Wayne Horton

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

**General Acknowledgment**

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 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.

MTA

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL II:

Commence 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 for 649.51 feet; thence 114 degrees 5 minutes 15 seconds left run Northwesterly for 159.81 feet to the point of beginning; thence continue along the last described course for 356.55 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 103.59 feet; thence 90 degrees 00 minutes 00 seconds left run Southeasterly for 10.00 feet; thence 90 degrees 00 minutes 00 seconds right run Southwesterly for 79.34 feet; thence 92 degrees 49 minutes 42 seconds left run Southeasterly for 355.59 feet; thence 90 degrees 00 minutes 00 seconds left run Northeasterly for 183.20 feet to the point of beginning.  
According to undated survey of Thomas E. Simmons, RLS #12945.

PARCEL III:

Commence 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 for 649.5 feet to the point of beginning; thence continue last described course for 174.17 feet; thence 114 degrees 05 minutes 15 seconds left run Northwesterly for 579.58 feet to the Southerly right of way of Alabama State Highway #70; thence 87 degrees 10 minutes 18 seconds left run Southwesterly along said right of way for 159.19 feet; thence 92 degrees 49 minutes 42 seconds left run Southeasterly 516.35 feet to the point of beginning.  
According to undated survey of Thomas E. Simmons, RLS #12945.

Inst. # 1999-01311  
01/11/1999-01311  
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SHELBY COUNTY JUDGE OF PROBATE  
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