

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Samuel E. Ellis
14770 Highway 42 East
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

Inst. # 1999-01312

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

01/11/1999-01312

That in consideration of Thirty-Four Thousand, One Hundred and no/100

~~THIRTY-FOUR THOUSAND~~

SHELBY COUNTY JUDGE OF PROBATE

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

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:

PARCEL IV:

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 823.67 feet to the point of beginning; thence continue last described course for 266.99 feet to the Westerly right of way of Shelby County Highway #97; thence 103 degrees 01 minutes 34 seconds left run Northerly along said right of way for 713.03 feet to the Southerly right of way of Alabama State Highway #70; thence 57 degrees 52 minutes 20 seconds left run Northwesterly along last said right of way for 53.01 feet; thence 40 degrees 21 minutes 40 seconds left run Southwesterly along said right of way for 329.82 feet; thence 92 degrees 49 minutes 42 seconds left run Southeasterly for 579.58 feet to the point of beginning.

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

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

Title to minerals underlying caption lands with mining rights and privileges belonging thereto was previously excepted.

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

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)

Wayne Horton
Wayne Horton

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

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.

[Signature]
Notary Public.

MTV