

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119
Montevallo, AL 35115-0091
205/665-5102
205/665-5076

Send Tax Notice to: REX A. HORTON and
(Name) LYNN F. HORTON
(Address) 4224 Hwy. 31
Calera, AL 35040

Inst # 1999-23924

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FORTY THOUSAND and 00/100----- (\$240,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **RICHARD G. SEALE and wife, DEBORAH A. SEALE**

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

REX A. HORTON and wife, LYNN F. HORTON

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land located in the SW 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of the NE 1/4 - SE 1/4 of said Section 33; thence S 3 deg. 45' 00" E along the east line of said 1/4 - 1/4 section a distance of 681.6' (deed); thence S 87 deg. 30' W a distance of 3149.0' (deed) to a point lying on the westerly R.O.W. line of U.S. Highway #31 (100' R.O.W.) said point being the POINT OF BEGINNING; thence N 16 deg. 27' 23" W along said R.O.W. line a distance of 207.64' meas. (206.7 feet deed); thence leaving said R.O.W. line, S 87 deg. 28' 20" W a distance of 1102.87' meas. (1100.7 feet deed); thence S 10 deg. 47' 53" E a distance of 203.10' meas. (203.10 feet deed); thence N 87 deg. 30' 00" E a distance of 1123.63' meas. (1123.7 feet deed) to the POINT OF BEGINNING.

SUBJECT TO:

General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
Transmissions Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, pages 139 and 140 and Deed Book 167 page 109 in Probate office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ONE EVEN DATE HERewith, IN FAVOR OF CENTRAL STATE BANK, IN THE SUM OF \$263,153.50.

06/08/1999-23924
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
GAIL HHS 9.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of MAY, 19 99

WITNESS

(Seal)

(Seal)

(Seal)

Richard G. Seale
RICHARD G. SEALE

Deborah A. Seale
DEBORAH A. SEALE

(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 RICHARD G. SEALE and wife, DEBORAH A. SEALE whose name we signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of MAY, 19 99

My Commission Expires 5/17/2003

Mitchell A. Spears
Notary Public