

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 390E
Birmingham, AL 35223

Send Tax Notice To:
Rex Allen Horton and Doris L. Horton
4224 Hwy 31
Calera, AL 35040

2001-09553

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Forty-Seven Thousand and 00/100 (\$47,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Joe Curtis Turpin, Jr., and wife Shirley Ann Acton Turpin**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rex Allen Horton and Doris L. Horton**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of the NE 1/4 of said Section 25; thence S 0 deg. 00 min. 00 sec. W along the east line of said Section a distance of 552.42 feet to the point of beginning; thence continue along the last described course a distance of 190.52 feet to the centerline of an existing ditch; thence S 85 deg. 27 min. 00 sec. W along said centerline of ditch a distance of 143.75 feet; thence N 87 deg. 39 min. 26 sec. W along said centerline of ditch a distance of 80.89 feet; thence leaving said centerline N 0 deg. 53 min. 17 sec. E a distance of 28.36 feet to a point on the South line of a 50 foot wide ingress/egress easement; thence N 0 deg. 00 min. 00 sec. E a distance of 104.29 feet; thence N 45 deg. 00 min. 00 sec. E a distance of 97.93 feet; thence S 88 deg. 47 min. 10 sec. E a distance of 154.47 feet to a point on the East line of said Section 25, said point also being the point of beginning; being situated in Shelby County, Alabama.

Also a 50 foot ingress and egress easement being more particularly described as follows: Commence at the NE corner of Section 25, Township 20 South, Range 3 West and run South along the East line a distance of 727.42 feet; thence right 91 deg. 12 min. 50 sec. a distance of 154.47 feet to the point of beginning; thence continue along last described course a distance of 314.17 feet to the East right of way line of McCain Parkway (50 foot right of way); thence right 90 deg. 19 min. 12 sec. and along said right of way a distance of 50.00 feet; thence right 89 deg. 40 min. 48 sec. and leaving said right of way a distance of 312.83 feet to the West line of Parcel 1; thence right 88 deg. 47 min. 10 sec. and along the West line of Parcel 1 a distance of 50.00 feet to the point of beginning; all being situated in Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed herewith. **TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **6th** day of **March**, 2001.


Joe Curtis Turpin, Jr.


Shirley Ann Acton Turpin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joe Curtis Turpin, Jr., and wife Shirley Ann Acton Turpin, whose names are 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **6th** day of **March**, 2001.


NOTARY PUBLIC
My Commission Expires: 6/5/03

03/16/2001-09553
12:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 12.00