

254200

cc Deed Tax

mtg 37,920.00

This instrument was prepared by:

Send tax notice to:
Frankie M. Horton

Alan C. Keith, Attorney
2100 Lynngate Drive
Birmingham, Alabama 35216

SOT Deed BK+Pg Inst # 2002062500029719

QUITCLAIM DEED



20020719000336310 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/19/2002 09:26:00 FILED/CERTIFIED

THE STATE OF ALABAMA, JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to Frankie M. Horton (hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY SPECIFIC REFERENCE THERETO

The property referenced above and described in Exhibit A is not the homestead of the grantor.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.


TO HAVE AND TO HOLD to said GRANTEE forever. Given under our hand and seal on this 8th day of July, 2002.

 (Seal)
Jack F. Horton

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack F. Horton, an unmarried man, whose name(s) 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 on 8th day of July, 2002.


Notary Public

My Commission Expires: 4/23/06

✓ Complete Title

EXHIBIT A

Re: Horton

Shelby County

Begin at a point where the South line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 East intersects the East side of the right of way of Montgomery Road; thence run Northeasterly along the East right of way line of said road 990 feet to a point; thence run Southeasterly to a point on the South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 5, which point is 2044 feet East of the point of beginning and which point is marked by a stob in the center of old Good Hope Road; thence run West along the South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in said Section 5, a distance of 2044 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS & EXCEPT:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 East; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 275.94 feet to the East right of way line of Shelby County Highway #61; thence turn a deflection angle of $110^{\circ}43'03''$ to the right and run along said Highway right of way a distance of 409.13 feet to the point of beginning; thence turn a deflection angle of $1^{\circ}45'29''$ to the left and continue along said Highway right of way a distance of 425.21 feet; thence turn a deflection angle of $2^{\circ}10'04''$ to the left and continue along said Highway right of way a distance of 167.81 feet; thence turn a deflection angle of $101^{\circ}25'41''$ to the right and run a distance of 1252.00 feet; thence turn a deflection angle of $75^{\circ}53'32''$ to the right and run a distance of 98.70 feet; thence turn a deflection angle of $73^{\circ}46'05''$ to the right and run a distance of 424.71 feet; thence turn a deflection angle of $7^{\circ}10'13''$ to the left and run a distance of 163.15 feet; thence turn a deflection angle of $19^{\circ}55'19''$ to the right and run a distance of 544.18 feet; thence turn a deflection angle of $13^{\circ}57'44''$ to the right and run a distance of 160.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama.

THIS RIDER ATTACHED TO AND FORMING A PART OF SECURITY INSTRUMENT
DATED July 8, 2002 IN THE AMOUNT OF \$ 37,920.00
IS IDENTIFIED THEREWITH BY THE FOLLOWING SIGNATURE(S).


FRANKIE M HORTON


BOBBY WAYNE HORTON