

WARRANTY DEED

20030422000247210 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
04/22/2003 13:11:00 FILED/CERTIFIED

THE STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS

That **Richard T. Hunt and wife Elma Hunt**

of the county of **Shelby** and State of **Alabama** for and in consideration of the sum of

Ten Dollars \$10.00

and other valuable consideration to the undersigned paid by the grantee

herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

Peggy Sullivan Horton,

of the County of **Shelby** and the State of **Alabama**, all of the following described real property in **Shelby** County, Alabama, to-wit:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING THE SOUTHERN MOST PORTION OF THE REMAINING PART OF THE LAND DESCRIBED IN A DEED TO JOHN KENNETH AND PEGGY HORTON, RECORDED IN DEED BOOK 296 AT PAGE 884, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN IRON BAR FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE S 00deg 03'00" E. ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 342.66 FEET TO THE CENTER OF TOWN CREEK; THENCE S 74deg 02'43" W. ALONG THE CENTER OF TOWN CREEK, A DISTANCE OF 149.06 FEET TO A POINT; THENCE S 74deg 00'13" W. ALONG THE CENTER OF TOWN CREEK, A DISTANCE OF 160.01 FEET TO THE POINT OF BEGINNING; THENCE S 73deg 59'09" W. ALONG THE CENTER OF TOWN CREEK, A DISTANCE OF 133.63 FEET, TO A POINT; THENCE S 39deg 33'04" W. ALONG THE CENTER OF TOWN CREEK, A DISTANCE OF 69.41 FEET, THENCE S 58deg 15'04" W. ALONG THE CENTER OF TOWN CREEK, A DISTANCE OF 68.64 FEET, TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF STATE HIGHWAY NO.25; THENCE N 25deg 41'00" E. ALONG SAID RIGHT-OF WAY, A DISTANCE OF 215.00 FEET TO A POINT; THENCE TURN E. 90 deg. A DISTANCE OF 153.00 FEET TO TO THE CENTER OF TOWN CREEK AT THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in otherwise belonging, unto the said grantee **Richard T. Hunt and wife Elma Hunt**, heirs and assigns forever; and do hereby bind their heirs, executors and administrators to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said grantee **Peggy Sullivan Horton**, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

State of Alabama County of Jefferson

Subscribed and Sworn before me this
21st day of April 2003

Alma
Notary Public in and for Jefferson County, Alabama

Richard T. Hunt
Richard T. Hunt

Elma Hunt
Elma Hunt

My Commission expires 2/14/06