



20030604000345750 Pg 1/2 70.00
Shelby Cnty Judge of Probate, AL
06/04/2003 09:56:00 FILED/CERTIFIED

SEND TAX NOTICE TO:

Jeannie E. Horton
Brandon A. Horton
33 Indian Forest Trail
Pelham, Alabama 35124

[Space Above This Line for Recording Data]

W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Seventy-nine Thousand Five Hundred and 00/100 Dollars (\$279,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **David R. Donaldson and wife, Gale H. Blackstock** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeannie E. Horton and Brandon A. Horton** (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, to wit:

Lot 8, Block 2, according to the Survey of Indian Forest Estates, as recorded in Map Book 5, Page 134, in the Probate Office of Shelby County, Alabama.

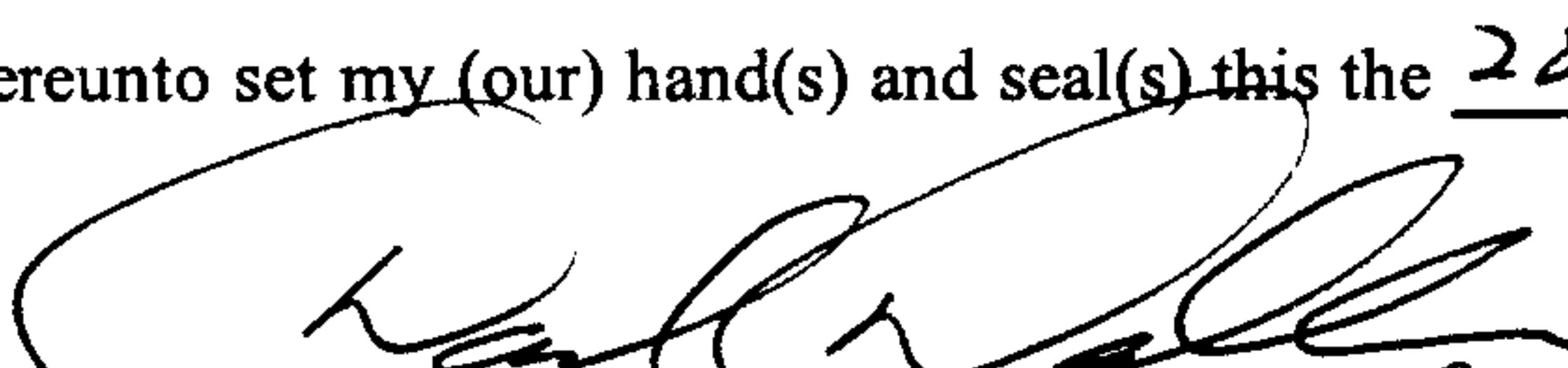
Subject to ad valorem taxes for the year 2003, and subsequent years.

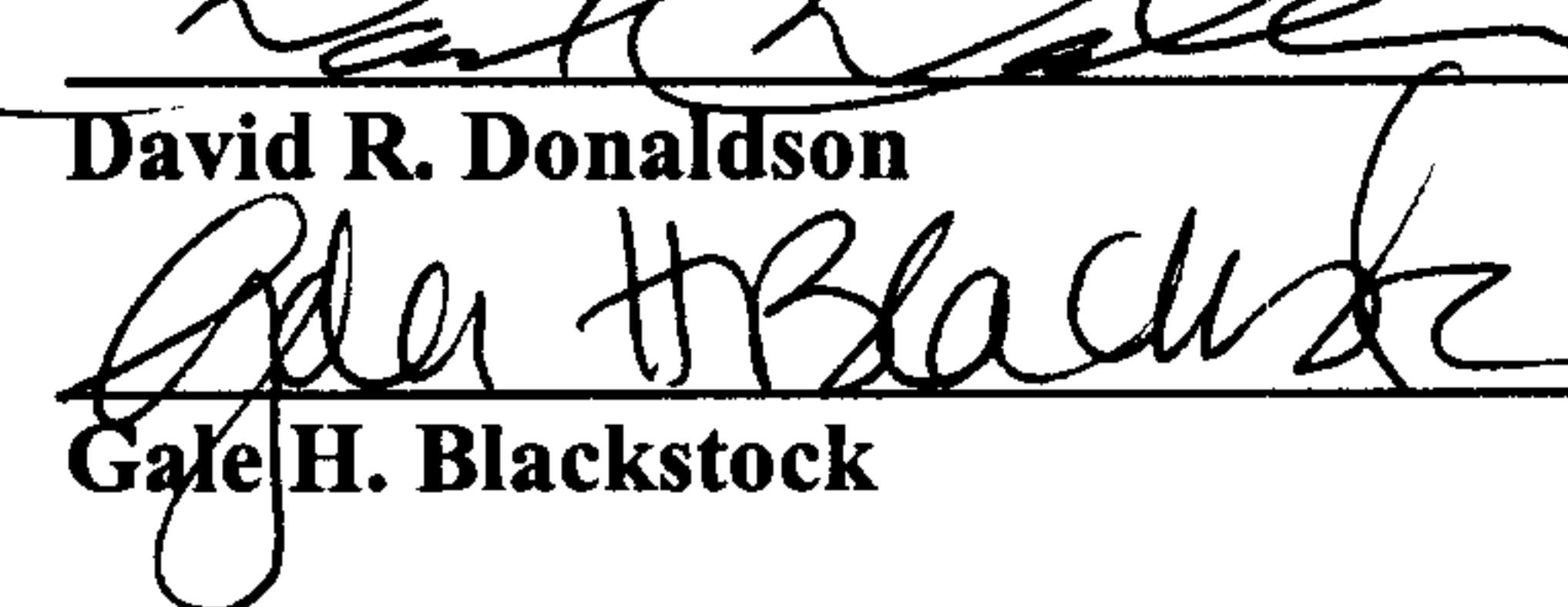
Subject to restrictions, reservations, conditions, and easement of record

\$223,600.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of May, 2003.


David R. Donaldson


Gale H. Blackstock

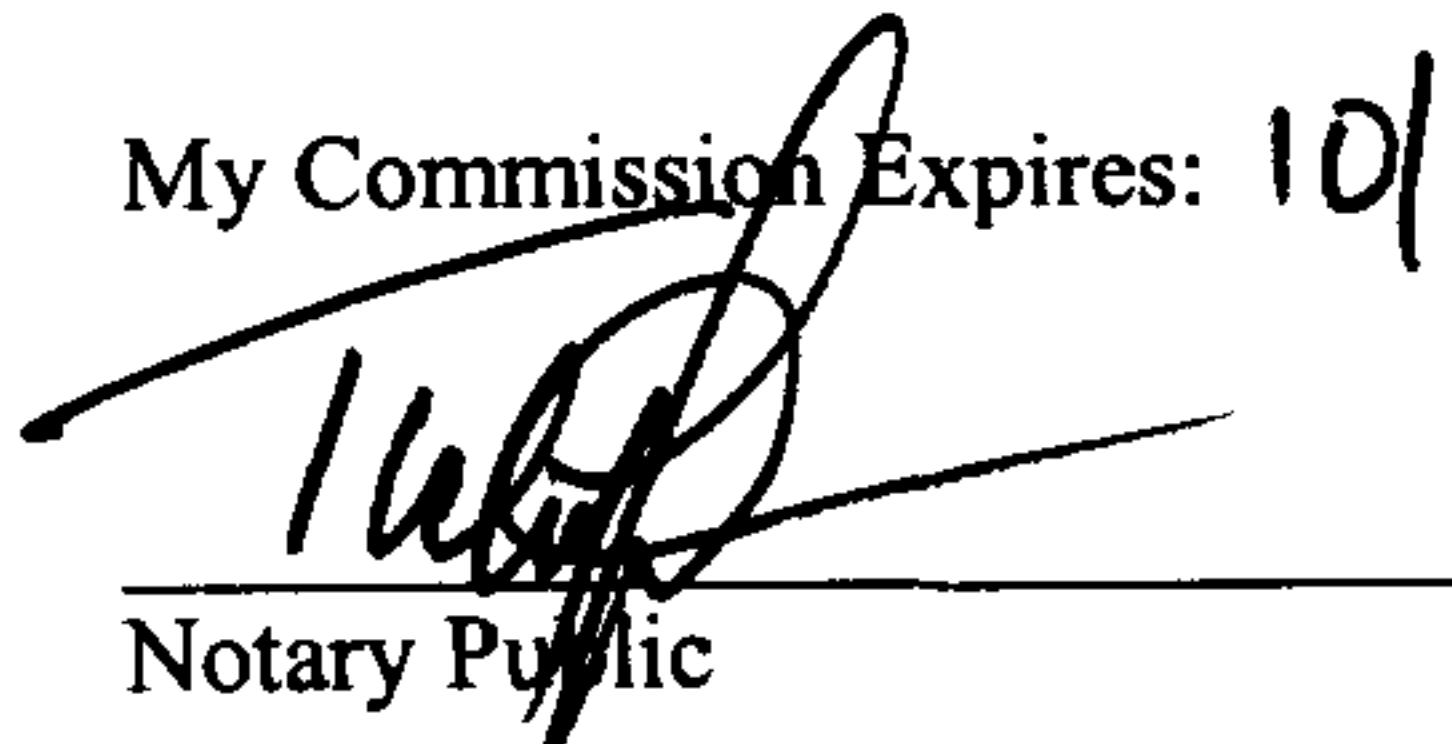
STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **David R. Donaldson and Gale H. Blackstock** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 28th day of May, 2003.

My Commission Expires: 10/31/04



Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Kracke & Thompson, LLP.
808 29th Street South, Suite 300
Birmingham, Alabama 35205