

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Pat Erwin and Faye Erwin

(Address) 34 Horton Loop

Calera, Al. 35040

This instrument was prepared by:

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas



20040302000108200 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
03/02/2004 14:28:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

Thousands \$

That in consideration of Five Hundred and no/100 ----- dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,

Betty C. Horton, a married woman

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Pat Erwin and Faye Erwin

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

All of the NE 1/4 of SW 1/4 of Section 18, Township 22 South, Range 1 West, lying South and West of L & N Railroad right of way, said right of way currently owned by Heart of Dixie Railroad Museum. Situated in Shelby County, Alabama.

Also, any and all property in the SE 1/4 of the SW 1/4 of Section 18, Township 22 South, Range 1 West, lying North of a fence heretofore erected by Joseph Warner and wife, Julia Warner.

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

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 10

day of September, 2003.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby
COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Betty C. Horton whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

10

day of

September

A. D., 2003

Maeve J. Wilder

Notary Public