

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

19.00

Send Tax Notice to:
Wayne Horton
P.O. Box 379
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20040922000523170 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
09/22/2004 14:19:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR THOUSAND, FIVE HUNDRED EIGHTY-FOUR AND 67/100 DOLLARS (\$4,584.67)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dexter Sutton**, a(n) unmarried man, grant, bargain, sell and convey unto **Wayne Horton**, all of my undivided interest in and to the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

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

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of September, 2004.

Dexter Sutton
Dexter Sutton

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dexter Sutton, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September, 2004.

James I. Harrison
Notary Public

My Commission Expires: 10-16-04

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the NW 1/4 of the NW 1/4 and a part of the SW 1/4 of the NW 1/4 of Section 12, and a part of the NE 1/4 of the NE 1/4 of Section 11, all in Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at the NE corner of the NW 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 1 West; thence run South 0 degrees 35 minutes 51 seconds East along the East line thereof for 1326.82 feet to the SE corner of said 1/4-1/4 Section; thence South 87 degrees 27 minutes 10 seconds West run along the South line of said 1/4-1/4 Section for 613.00 feet to the Northwesterly right of way of an old abandoned railroad; thence South 39 degrees 32 minutes 36 seconds West along said right of way for 112.35 feet to a curve to the right (having a radius of 1706.20 feet and a central angle of 6 degrees 32 minutes 11 seconds); thence along said right of way and curve for 194.64 feet; thence continue along said right of way and tangent to said curve South 46 degrees 04 minutes 47 seconds West for 690.55 feet to the West line of the SW 1/4 of the NW 1/4 of said Section; thence North 0 degrees 29 minutes 19 seconds West run along the West line of last said 1/4-1/4 Section for 676.93 feet to the SE corner of the NE 1/4 of the NE 1/4 of Section 11, of said Township and Range; thence South 88 degrees 33 minutes 36 seconds West run along the South line of last said 1/4-1/4 Section for 217.32 feet to the Southeasterly right of way of Eggs and Butter Road and a curve concaved Northwesterly (having a radius of 2599.77 feet and a central angle of 13 degrees 56 minutes 46 seconds); thence 125 degrees 07 minutes 02 seconds right to chord of said curve, run Northeasterly along said curve and right of way for 632.79 feet; thence North 26 degrees 42 minutes 15 seconds East continue along said right of way for 548.58 feet to a curve to the left (having a radius of 713.27 feet and a central angle of 28 degrees 07 minutes 22 seconds); thence run along said curve and right of way for 350.10 feet to the North line of the NW 1/4 of the NW 1/4 of said Section 12; thence North 87 degrees 28 minutes 51 seconds East for 850.95 feet to the point of beginning.

A part of the NE 1/4 of the NE 1/4 of Section 11, Township 22 South, Range 1 West, more particularly described as follows: Commence at the NE corner of Section 11, Township 22 South, Range 1 West; thence South 88 degrees 35 minutes 20 seconds West along the North thereof for 590.40 feet to the point of beginning; thence continue last described course for 742.60 feet to the NW corner of the NE 1/4 of the NE 1/4 of said Section; thence South 0 degrees 33 minutes 17 seconds East for 1328.20 feet to the SW corner of said 1/4-1/4 Section; thence North 88 degrees 33 minutes 36 seconds East along the South line of said 1/4-1/4 Section for 1004.95 feet to the Northwesterly right of way of Eggs and Butter Road and a curve concaved Northwesterly (having a radius of 2578.88 feet and a central angle of 12 degrees 11 minutes 02 seconds); thence North 36 degrees 07 minutes 54 seconds East to chord of said curve run Northeasterly along said right of way and curve for 548.40 feet; thence North 18 degrees 04 minutes 37 seconds West for 316.54 feet; thence South 88 degrees 35 minutes 20 seconds West for 494.74 feet; thence North 0 degrees 29 minutes 27 seconds West for 590.37 feet to the point of beginning.

A part of the NE 1/4 of the NE 1/4 of Section 11, and a part of the NW 1/4 of the NW 1/4 of Section 12, all in Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 1 West, as the point of beginning; thence run East along the North line of said 1/4-1/4 Section a distance of 387.09 feet to the Westerly right of way line of Eggs and Butter Road, to a point on a curve whose delta angle is 27 degrees 58 minutes 50 seconds and whose radius is 633.27 feet; thence run in a Southwesterly direction along the arc of said curve 309.26 feet to a point; thence South 26 degrees 42 minutes 15 seconds West 688.70 feet to a point; thence leaving said right of way run North 18 degrees 4 minutes 37 seconds West a distance of 316.54 feet to a point; thence run Easterly 95.66 feet to a point on the West line of the NW 1/4 of NW 1/4 of said Section 12; thence run North 0 degrees 29 minutes 19 seconds West a distance of 590.38 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

Begin at the Northwest corner, Section 12, Township 22 South, Range 1 West, being an iron found; thence run Easterly along the North boundary of said Section for 387.14 feet to a point on the West right of way boundary of County Highway 37 (Egg & Butter Road); thence turn a deflection angle of 91 degrees 14 minutes 24 seconds to the right and run along said right of way along a curve to the right, having a radius of 633.27 feet and a central angle of 27 degrees 59 minutes 00 seconds, for an arc distance of 309.29 feet to the point of ending of said curve; thence continue along said right of way along a tangent for 87.42 feet to a point; thence turn a deflection angle of 60 degrees 46 minutes 36 seconds to the right and leaving said right of way run Westerly for 277.18 feet to a point on the West line of said Section 12; thence turn a deflection angle of 92 degrees 01 minutes 44 seconds to the right and run Northerly along said West line of said Section 12 for 372.00 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NW 1/4, Section 12, Township 22 South, Range 1 West, Shelby County, Alabama.

ALSO, Commence at the Northwest corner, Section 12, Township 22 South, Range 1 West, being an iron found; thence run Easterly along the North boundary of said Section for 467.16 feet to a point on the East right of way line of County Highway 37 (Egg & Butter Road), being the point of beginning of the parcel herein described; thence continue Easterly along said Section line for 205.00 feet to a point; thence turn a deflection angle of 92 degrees 32 minutes 20 seconds to the right and run 372.13 feet to a point; thence turn a deflection angle of 87 degrees 27 minutes 40 seconds to the right and run 300.00 feet to a point on the East right of way line of County Highway 37; thence turn a deflection angle of 119 degrees 13 minutes 24 seconds to the right and run along said right of way for 42.67 feet to the point of beginning of a curve; thence continue along said right of way along a curve to the left, having a radius of 713.27 feet and a central angle of 28 degrees 07 minutes 22 seconds, for an arc distance of 350.10 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NW 1/4, Section 12, Township 22 South, Range 1 West, Shelby County, Alabama.