

Send Tax Notice To:

TERRELL E & SUSAN M YATES

3440 Lorna Lane
Brierley AL 35216

20041229000704470 Pg 1/2 94.00
Shelby Cnty Judge of Probate, AL
12/29/2004 09:37:00 FILED/CERTIFIED

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **EIGHTY THOUSAND AND NO/00 (\$80,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

WAYNE HORTON, A married MAN

(herein referred to as grantor) grant, bargain, sell and convey unto,

TERRELL E YATES AND SUSAN M YATES

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in SHELBY County, Alabama.

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

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

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 18TH day of December 2004.

Wayne Horton
WAYNE HORTON

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby

WAYNE 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 18TH day of December, 2004

Mike T. Atchison
Notary Public

My commission expires: 10-16-08



EXHIBIT "A"
LEGAL DESCRIPTION

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 line 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 Northwesternly right of way of Eggs and Butter Road and a curve concaved Northwesternly (having a radius of 2519.77 feet and a central angle of 15 degrees 36 minutes 40 seconds); thence North 34 degrees 30 minutes 35 seconds East to chord of said curve run Northeastly along said right of way and curve for 686.55 feet and a chord distance of 684.43 feet; thence North 26 degrees 42 minutes 15 seconds East continue along said right of way for 461.02 feet; thence South 87 degrees 28 minutes 21 seconds West for 271.51 feet to the West line of Section 12, Township 22 South, Range 1 West; thence South 0 degrees 29 minutes 19 seconds East along said Section line for 218.29 feet; thence South 88 degrees 35 minutes 20 seconds West for 590.40 feet; thence North 0 degrees 29 minutes 27 seconds West for 590.37 feet to the point of beginning.
Situated in Shelby County, Alabama.