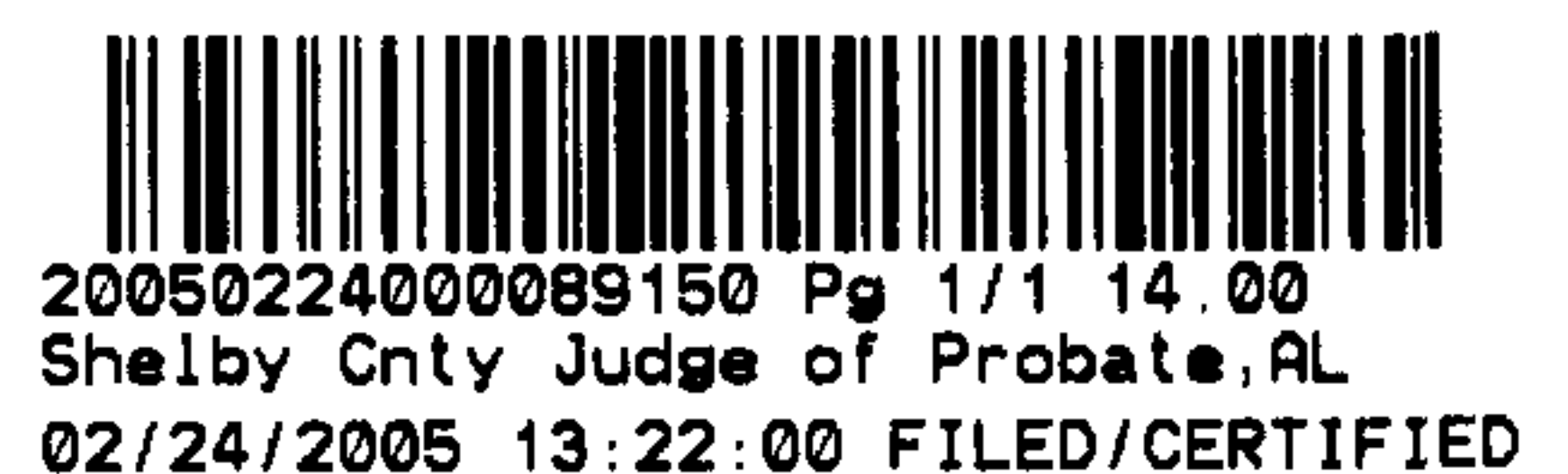


This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
CHRIS GUYTON
P.O. Box 354
Shelby AL, 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY-THREE THOUSAND SIX HUNDRED FORTY-NINE AND NO/00 (\$53,649.00)**, 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,

CHRIS GUYTON and wife, LARISA GUYTON (as to an undivided one-half interest); and CHARLEY GUYTON and wife, JENNIFER GUYTON (as to an undivided one-half interest)

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

Lot 4, according to the Map pf Wild Cat Run Subdivision, as recorded in Map Book 34, Page 74, in the Probate Office of Shelby County, Alabama.
Situating in Shelby County, Alabama.

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.
\$ 53,649.00
~~53,649.00~~ 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 11th day of February, 2005.

WAYNE HORTON

STATE OF ALABAMA)
SHELBY COUNTY)

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

Given under my hand and official seal this 11th day of February, 2005.

Notary Public
My Commission Expires: 10-16-08

