

Parcel I.D. #: 206230000007003

Send Tax Notice To: Marvin Horton
570 Paradise Cove
Wilsonville, AL 35186

WARRANTY DEED
Joint Tenancy With Right of Survivorship



20050407000163190 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
04/07/2005 01:12:00PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **JOE B. WILSON, a single man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **MARVIN HORTON and MARY HORTON, a married couple**, hereinafter known as the GRANTEE;

A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 23, Township 21 South, Range 1 East, being the same land described in a deed to Kay Maze recorded in Instrument No. 199x-xxxxx, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at a 1 1/2" pipe, found at the northeast corner of the southwest quarter of the southwest quarter of said section 26; Thence South 00 degrees 43' 13" East, along the East line of said Sixteenth Section, a distance of 449.92 feet to a 1" rebar found; Thence South 51 degrees 37' 12" West a distance of 357.00 feet to the Point of Beginning; Thence South 51 degrees 37' 12" West a distance of 125.00 feet to a point; Thence South 26 degrees 24' 12" East a distance of 152.98 feet to a point; Thence North 77 degrees 29' 10" East a distance of 124.05 feet to a point; Thence North 17 degrees 53' 10" West a distance of 128.84 feet to a point; Thence North 38 degrees 22' 48" West a distance of 83.00 feet to the Point of Beginning. The herein described parcel contains 0.547 acres of land.

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

This deed was prepared without the benefit of a title search, and a survey was performed by Sid Wheeler, Reg. Land Surveyor #16165, drawing # 98-056-1. The legal description was taken from Parcel "B" from said survey.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 07 Day of April, 2005.

Joe B. Wilson
JOE B. WILSON
SELLER

Shelby County, AL 04/07/2005
State of Alabama

Deed Tax: \$.50

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Joe B. Wilson*, a single man, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 07 Day of April, 2005.

Clint C. Thomas
NOTARY PUBLIC
My Commission Expires: 26 March, 2008

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040