## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by Mitchell A. Spears
P.O. Box 119
Montevallo, AL 35115-0091

205/665-5102 205/665-5076

Send Tax Notice to: Floor America, Inc. (Address) Faye O. Horton

50 Jones Lane, Montevallo AL 35115

MINIMUM VALUE: \$10,000.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

20060208000064100 1/2 \$25.00 Shelby Cnty Judge of Probate, AL 02/08/2006 09:35:49AM FILED/CERT

That in consideration of ONE DOLLAR, (\$1.00) AND OTHER GOOD AND VALUABLE

or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, RONNIE M.

HORTON, a married man; CHARLOTTE HORTON MINOR, a married woman; and JOHN A. HORTON, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto FAYE O.

HORTON (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A part of the NW ¼ of NW ¼ of Section 2, Township 24 North, Range 12 East, and a part of the W ½ of W ½ of Fractional Section 27, Township 22 South Range 3 West, described as follows: Beginning at the SE corner of the Frank Miller property and run Northeasterly 189 feet; thence run Northwesterly 100 feet; thence run Southwesterly 203 feet; thence run Southeasterly 100 feet to point of beginning.

Also:

Begin at the SE corner of Mydel & Faye Horton's property and run northeasterly 203 feet, more or less; thence run northwesterly 300 feet, more or less, to the edge of the road; thence run southwesterly 337 feet, more or less, thence run southeasterly 210 feet, more or less, to the point of beginning.

SUBJECT TO:

Any and all easements, rights and restrictions of record.

SOURCE OF TITLE: Warranty Deed Recorded In The Office Of The Probate Judge, Shelby County, Alabama, Instrument Number: 1995-33572.

M. C. Horton, (also known as Mydel C. Horton, a life estate interest holder in and to the above described real property, deceased on or about the 28thday of September, 1998.

THE PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY GRANTOR HEREIN, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THEREO.

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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this day of Hebruary, 2006.

Shelby County, AL 02/08/2006 State of Alabama

Deed Tax:\$10.00

RONNIE M. HORTON

CHARLOTTE HORTON MIN

JOHN A. HORTON

STATE OF ALABAMA	)
COUNTY OF SHELBY	)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RONNIE M. HORTON, CHARLOTTE HORTON MINOR and JOHN A. HORTON, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this <u>Sid</u> day of \_

Notary Public

My commission expires: 5/1/01

20060208000064100 2/2 \$25.00 Shelby Cnty Judge of Probate, AL 02/08/2006 09:35:49AM FILED/CERT