20060315000121140 1/2 \$140.00 Shelby Cnty Judge of Probate, AL 03/15/2006 12:46:50PM FILED/CERT

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 **ONE HUNDRED TWENTY FIVE THOUSAND AND NO/00** (\$125,000.00), 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,

## LARRY & WAYNE PROPERTY, LLC

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

#### ERWIN HORTON AND DARLENE HORTON

(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 first 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 13<sup>TH</sup> day of MARCH, 2006. LARRY & WAYNE PROPERTY, LLC.

Dany Custus Wollen Water

LARRY GUY: AŞ MEMBER

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that LARRY GUY AS A MEMBER OF LARRY & WAYNE PROPERTY, LLC AND WAYNE HORTON AS A MEMBER OF LARRY & WAYNE PROPERTY, LLC.

WAYNE HORTON: AS MEMBER

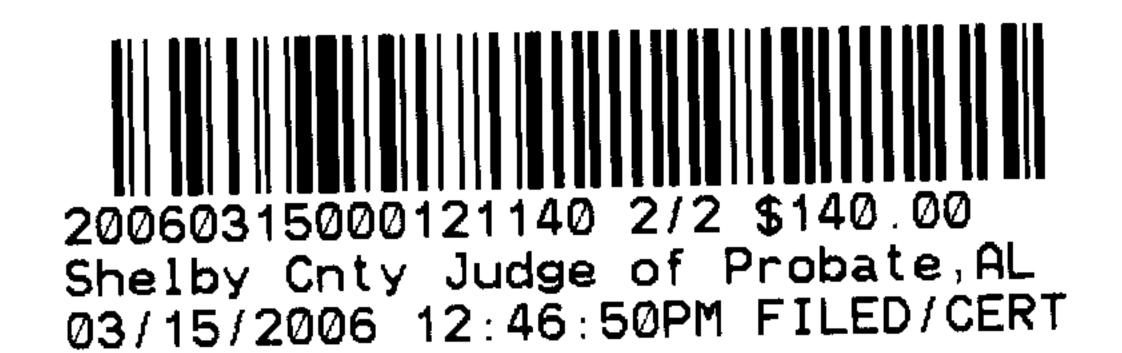
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day, the same bears date.

Given under my hand and official seal this 13<sup>TH</sup> day of MARCH \$\omega\$0006.

Notary Public

My Commission Expires: 10-16-08

# Exhibit "A" Legal Description



#### PARCEL I

BEGIN AT THE NE CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 1 EAST; THENCE RUN WESTERLY ALONG NORTH LINE THEREOF FOR 940.65 FEET; THENCE 89°33'08" RIGHT RUN NORTHERLY 420.00 FEET; THENCE 89°19'11" LEFT RUN WESTERLY 64.33 FEET TO THE EASTERLY R/W OF SHELBY COUNTY HIGHWAY #61; THENCE 70°19'40" LEFT RUN SOUTHWESTERLY ALONG SAID R/W FOR 1239.64 FEET TO A CURVE TO THE RIGHT (HAVING A RADIUS OF 998.65 FEET AND A CENTRAL ANGLE OF 4°19'54"); THENCE RUN ALONG SAID R/W AND CURVE FOR 75.50 FEET; THENCE 112°04'14" LEFT FROM CHORD OF SAID CURVE RUN EASTERLY 1475.52 FEET TO THE EAST LINE OF SAID 1/4—1/4 SECTION; THENCE 91°11'05" LEFT RUN NORTHERLY 815.44 FEET TO THE POINT OF BEGINNING. CONTAINING 25.0 ACRES.

Shelby County, AL 03/15/2006 State of Alabama

Deed Tax:\$125.00