

THIS INSTRUMENT PREPARED BY Douglas W. Ingram, Attorney 957 Gadsden Hwy.
Birmingham, Alabama 35235

Send Tax Notice To:
Christopher J. Roy and Rebecca M. Roy
1990 Egg and Butter Road
Columbiana, Alabama 35051

| WARRANTY DEED WITH RI | GHT OF SURVIVORSHIP    |             |
|-----------------------|------------------------|-------------|
| ALABAMA               |                        |             |
|                       | ) Know All Men By Thes | e Presents. |
| SHELBY COUNTY         |                        |             |

That in consideration of Nine Thousand One Hundred and 50/100 Dollars (\$9,150.00) and other valuable and good Consideration to the undersigned (GRANTOR) herein, the receipt of which is acknowledged, I or we,

Wayne Horton, a married man

herein referred to as GRANTOR(S) do grant, bargain, sell and convey unto:

Christopher J. Roy and Rebecca M. Roy

(Herein referred to as the GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in <u>Shelby</u> County, Alabama, to-wit:

See Attached Exhibit "A"

\$81,055.19 of the above consideration is being paid by a mortgage executed and recorded simultaneously herewith.

The above described property is not the homestead of the Grantors herein.

Subject to: (1) Taxes for year 2007 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs and assigns forever.

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; we have a good right to sell and convey the same as aforesaid; 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 persons.

| IN WITNESS WHE   | REOF, I hav  (Seal) | e hereunto set my hand and seal this 20 | day of <u>Dec</u> , 2006.  (Seal) |
|------------------|---------------------|---|-----------------------------------|
|                  | (Seal)              | Wayne Horton                            | (Seal)                            |
| STATE OF ALABAMA |                     | General Acknowledgment                  |                                   |
| SHELBY COUNTY    | )                   | General Acknowledgment                  |                                   |

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Wayne Horton, a married man whose name(s) 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 wiff the lateral this at day of December A.D. 2006

NOTARY PUBLIC Commission Expires: 3-17-08

## EXHIBIT "A"

STATE OF ALABAMA

SHELBY COUNTY

A Parcel of land situated in the NW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN of the NW Corner of above soid 1/4-1/4, sold point being the POINT OF BEGINNING; thence N88'00'14"E, a distance of 11936 to a point on the Westerly R.O.W. line of Shelby County Highway 37, 80' R.O.W.; thence \$11"24"E6"E and along sold R.O.W. line, a distance of 177.64'; (thance N00'00'00"E, a distance of 300 to the POINT OF BEGINNING.

Sold Parcel containing 1.00 acres, more or less.

200701040000004570 2/2 \$15.00 Shelby Cnty Judge of Probate, AL 01/04/2007 02:07:35PM FILED/CERT