



20070227000088180 1/2 \$51.00
Shelby Cnty Judge of Probate, AL
02/27/2007 09:35:03AM FILED/CERT

This instrument prepared by:
Rob Rimer
The Westervelt Company
P. O. Box 48999
Tuscaloosa, AL 35404-8999
Source of Title: Deed Inst # 1993-13763

Shelby County, AL 02/27/2007
State of Alabama

Deed Tax: \$37.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Thirty-seven Thousand and 00/100 Dollars (\$37,000.00) and other good and valuable consideration in hand paid by **FRED W. HORTON**, to **WESTERVELT REALTY, INC.**, an Alabama corporation, the receipt of which is hereby acknowledged, the undersigned GRANTOR, **WESTERVELT REALTY, INC.**, has this day bargained and sold and by these presents does hereby grant, bargain, sell and convey unto the said **FRED W. HORTON**, surface rights only in and to the following described tracts or parcels of land lying and being in Shelby County, Alabama and more particularly bounded and described as follows:

SURFACE RIGHTS ONLY IN AND TO:

The following lots in the Town of Shelby, according to E .S. Saffords Map of Shelby of 1890, as recorded in Map Book 3 at Page 38 and 47, in the Probate Office of Shelby County, Alabama.

Block 15	Lots 1-12
Block 16	Lots 1-12
Block 17	Lots 1-12
Block 28	Lots 1-12
Block 29	Lots 1-12
Block 30	Lots 1-12

SUBJECT TO all planning, zoning, health and other governmental regulations, if any, affecting subject property.

SUBJECT TO all rights-of-ways and easements that may be of record or in evidence through use.

SUBJECT to any encroachments, overlaps, boundary line disputes, possession by other parties, or other matters which would be disclosed by an accurate survey or inspection of the premises.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, and minerals and mineral and mining rights.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. The Grantor hereby covenants and agrees with Grantee, its successors and assigns,

that the Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise

IN WITNESS WHEREOF, the said **WESTERVELT REALTY, INC.** has hereunto set its signature by James J. King, Jr., its Vice President, who is duly authorized on this the 29th day of January, 2007.

ATTEST:

By: Elizabeth Shaw
Its: Secretary

WESTERVELT REALTY, INC.

By: James J. King, Jr.
Its: Vice President

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that James J. King, Jr., whose name as Vice President of **WESTERVELT REALTY, INC.**, a corporation, 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 with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 29th day of January, 2007.

Rhonda P. Lancaster
Notary Public in and for the
State of Alabama at Large

My Commission Expires: 2/14/10

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 14, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Ad Valorem Tax Notice regarding the subject real estate should be delivered to:
Fred W. Horton
201 Horton Cove Road
Calera, Alabama 35040