

This instrument was prepared by:  
Shelby County Abstract & Title Co., Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Timothy R. Horton  
954 Hwy. 77  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

  
20070524000242590 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/24/2007 11:00:15AM FILED/CERT

That in consideration of One Hundred Twenty Five Thousand Seven Hundred dollars and Zero cents (\$125,700.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John H. Farr, Jr., a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Timothy R. Horton and Sharon Horton (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 1 East; thence run North 0 degrees 12 minutes 59 seconds West for 516.85 feet to a found PK nail on the westerly right of way line of Shelby County Hwy. No. 77; thence run South 22 degrees 47 minutes 22 seconds East, along said right of way line for 156.35 feet to the point of beginning of a curve to the left, having a central angle of 37 degrees 28 minutes 53 seconds and a radius of 600.00 feet; thence run along the arc of said curve for 392.50 feet to the end of said curve; thence run South 60 degrees 16 minutes 15 seconds East, along said right of way for 162.98 feet to a found rebar corner on the South line of said 1/4-1/4; thence run South 89 degrees 35 minutes 25 seconds West for 455.77 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and Except the following described property. Begin at the West line of the SW 1/4 of the NE 1/4 Section 4 and the Westerly right of way line for Shelby County Highway 77; thence run South 22-47-22 East along said right of way for 110 feet more or less to the center of a dirt drive; thence run Southwesterly along the center of said dirt drive to the West line of the SW 1/4 of the NE 1/4 Section 4; thence run Northerly along the West line of the SW 1/4 of the NE 1/4 Section 4 133 feet more or less to point of beginning of the exception. Situated in Shelby County, Alabama.

According to the survey of S. M. Allen, PLS No. 12944, dated June 5, 2006.

Subject to taxes for 2007 and subsequent years.

Constitutes no part of the homestead of the grantor or grantors spouse.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

(\$125,700.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of May, 2007.

\_\_\_\_\_  
(Seal)

  
\_\_\_\_\_  
John H. Farr, Jr. (Seal)

\_\_\_\_\_  
(Seal)

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(Seal)

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(Seal)

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(Seal)

\_\_\_\_\_  
(Seal)



20070524000242590 2/2 \$15.00  
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STATE OF ALABAMA

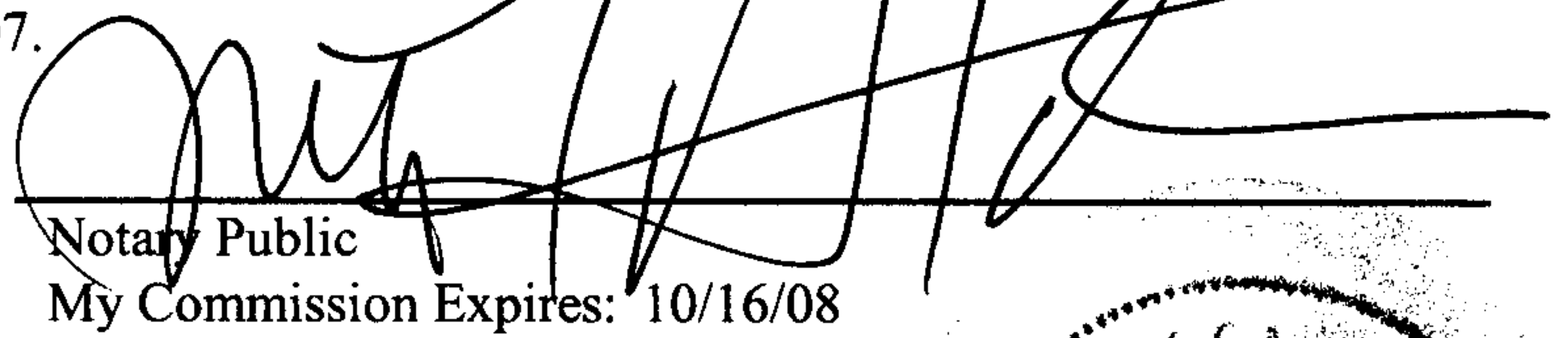
}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John H. Farr, Jr. whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of May, 2007.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/16/08

