

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Janelle & Jerry Poe
69 Horton Street
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, 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, **SARAH TAYLOR, a married woman, SAMMY HORTON and wife, MARIE HORTON, JANELLE POE, a married woman, and BARBARA WILLIS, a single woman** (herein referred to as *Grantors*) grant, bargain, sell and convey unto, **JANELLE POE and husband, JERRY POE** (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached EXHIBIT A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

Grantors herein are all the heirs at law of Samuel B. Horton, deceased, having died on October 5, 1993, and Hattie L. Horton, deceased, having died on July 4, 2007.

This property constitutes no part of the homestead of the Grantors or of their spouses.

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 19th day of SEPTEMBER, 2007.


Sarah Taylor
SARAH TAYLOR

Sammy Horton
SAMMY HORTON

Janelle Poe
JANELLE POE

Marie Horton
MARIE HORTON

Barbara Willis
BARBARA WILLIS


20070925000450100 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
09/25/2007 02:15:25PM FILED/CERT

Shelby County, AL 09/25/2007
State of Alabama

Deed Tax: \$5.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **SARAH TAYLOR**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of SEPTEMBER, 2007.

Vickie A. Stone
Notary Public
My Commission Expires: 3-19-08

(SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **SAMMY HORTON**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of SEPTEMBER, 2007.

Vickie A. Stone
Notary Public
My Commission Expires: 3-19-08

(SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **MARIE HORTON**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of SEPTEMBER, 2007.

Vickie A. Stone
Notary Public
My Commission Expires: 3-19-08

(SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **JANELLE POE**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of SEPTEMBER, 2007.

Vickie A. Stone
Notary Public
My Commission Expires: 3-19-08

(SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **BARBARA WILLIS**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of SEPTEMBER, 2007.

Vickie A. Stone
Notary Public
My Commission Expires: 3-19-08

(SEAL)

EXHIBIT A

PARCEL 2

A parcel of land located in the North Half of the Northeast Quarter of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, containing 0.86 acres, more or less, and being more particularly described as follows:

Commencing at a 2-½" flat iron representing the Northeast corner of said Section 34; thence run N 83°48'17" W along the monumented North line of said Section 34 for 209.63' to a 1" crimped pipe; thence run N 84°43'04" W along the monumented North line of said Section 34 for 210.35' to an axle; thence run S 41°24'18" W for 739.42' to a ¾" threaded rod on the West right-of-way of Horton Street and the point of beginning of the parcel herein described; thence run along the West right-of-way of Horton Street on a chord bearing S 01°44'42" E for a chord distance of 157.26' to ½" steel rod; thence run N 87°57'06" W for 277.98' to a ½" capped rebar; thence run N 22°31'36" E for 165.34' to a ¾" threaded rod; thence run S 88°30'21" E for 209.74' to the point of beginning.



20070925000450100 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
09/25/2007 02:15:25PM FILED/CERT