

THIS INSTRUMENT PREPARED BY:
FRONTIER BANK
P. O. Drawer 630
Sylacauga, AL 35150

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-five Thousand and no/100 dollars (US\$35,000.00) and other good and valuable consideration to the undersigned grantor, (whether one or more), in hand paid by the Grantees herein, the receipt whereof is acknowledged, FRONTIER BANK, a banking corporation, (herein referred to as Grantor, whether one or more), does grant, bargain, sell and convey unto Allen Horton and Julie Horton, a married couple, (herein referred to as Grantees), for and during his/her life and upon his/her death, then to the survivor of him/her in fee simple, the following described real estate, situated in Shelby County, Alabama, to wit:

Lots 21 and 22, according to the Survey of Plat of Chancellors Crossing, as recorded in Map Book 28, Page 75, in the Probate Office of Shelby County, Alabama.

This title conveyance (and property ownership) is subject to all restrictions, covenants, and easements of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever.

\$30,000.00 of the above consideration paid from a first mtg. attached hereto.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other. This property is being sold "AS IS, WHERE IS".

IN WITNESS WHEREOF, the Grantor of the property described herein has signed and sealed this Deed on the 19 day of DECEMBER, 2007.

FRONTIER BANK, a banking corporation

BY:

William R. Logan
William R. Logan

ITS:

Senior Vice President

Shelby County, AL 01/04/2008
State of Alabama

STATE OF ALABAMA §
JEFFERSON COUNTY §

General Acknowledgement

Deed Tax: \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William R. Logan, whose name as Senior Vice President for FRONTIER BANK, a banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the same voluntarily for and as the act of said corporation.

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

My Commission Expires: _____

[Signature]
NOTARY PUBLIC

