

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: King R. Horton

name

5306 Mountain Park Dr.

address

Indian Springs, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED FIFTY THOUSAND AND NO/100----- DOLLARS (\$450,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Robert G. Sherrill, Jr. and wife, Lanette C. Sherrill

(herein referred to as grantors) do grant, bargain, sell and convey unto King R. Horton and wife, Glenda W. Horton

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot 8, according to the Survey of Mountain Park, Second Sector, as recorded in Map Book 9, page 147, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 2008.

Subject to items on attached Exhibit "A".

\$ 300,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of February, 2008.

Shelby County, AL 03/03/2008
State of Alabama

Deed Tax: \$150.00

(Seal)

(Seal)

(Seal)

Robert G. Sherrill, Jr. (Seal)
Lanette C. Sherrill (Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Robert G. Sherrill, Jr. and wife, Lanette C. Sherrill whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February A.D., 2008

Larry L. Halcomb

My Commission Expires January 23, 2016

Notary Public



20080303000086390 2/2 \$164.00
Shelby Cnty Judge of Probate, AL
03/03/2008 03:48:33PM FILED/CERT

EXHIBIT "A"

70-foot front building line from as shown on the recorded map of said subdivision.

Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 294 and Deed Book 4, Page 542 in the Probate Office of Shelby County, Alabama.

Alabama Power Company agreement recorded in Real Book 66, Page 322, in the Office of the Judge of Probate of Shelby County, Alabama.

Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Real Book 66, Page 325.

Restrictions, public utility easements, and building setback lines as shown on recorded map of said subdivision.