

Parcel I.D. #:

Law Office of
Clint C. Thomas
8254 Hwy 31
Calera, AL 35040 (205) 668-4546

Send Tax Notice To: Kari Smith

610 Paradise Cove Lane
Wilsonville, AL 35186

WARRANTY DEED



20080724000299090 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
07/24/2008 01:00:05PM FILED/CERT

STATE OF ALABAMA)

Shelby County, AL 07/24/2008
State of Alabama

COUNTY OF SHELBY)

Deed Tax: \$8.00

Know all men by these presents, that in consideration of the sum of Eight Thousand Dollars and 00/100 (\$8,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Marvin Horton, a married man; Mary Horton, a married woman; and Brandy L. Phillips, f/k/a Brandy L. Horton, a divorced woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Kari Smith, a single woman**, hereinafter known as the GRANTEE;

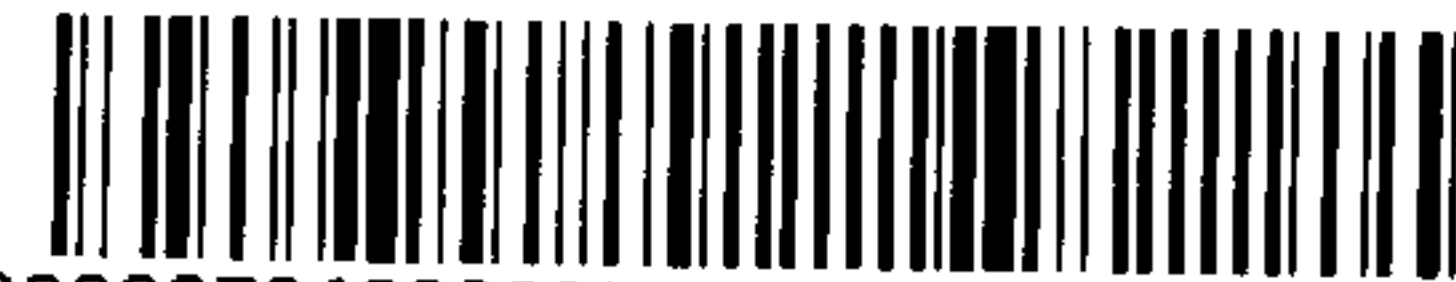
Commence at the Northeast corner of SW 1/e of SW 1/4, Section 23, Township 21 South, Range 1 East; Thence South 1 degree 22' 37" (MB) for a distance of 400.00 feet to a point (iron pin); Thence continue South 1 degree 22' 37" East (MB) to the Southeasterly line of old county road and the Point of Beginning; Thence continue South 1 degree 22' 37" East (MB) for a distance of 130 feet, more or less, to the Southeast corner of grantor's land as described in Deed Book 306, Page 150 in the Probate Office of Shelby County, Alabama; Thence run South 88 degrees 50' West for a distance of 100 feet, more or less, to the Southeasterly line of said county road; Thence turn right and run Northeast along said road 164 feet, more or less, to the Point of Beginning. Situated in Shelby County, Alabama.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1998-26074, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall



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warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 20th Day of DEC., 2007.

Marvin D. Horton

Marvin D. Horton
Grantor

Mary A. Horton

Mary A. Horton
Grantor

Brandy L. Phillips

Brandy L. Phillips
f/k/a Brandy L. Horton
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Marvin D. Horton, a married man; Mary A. Horton, a married woman; and Brandy L. Phillips, f/k/a Brandy L. Horton, a divorced woman*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 20th Day of DEC., 2007.

Kimberly Ann Roe
Jan. 7, 2009

NOTARY PUBLIC
My Commission Expires: