

Prepared by W.D. Latham,  
Clanton, AL 35045  
Grantee Address:

84 C.R. 358

Clanton, AL 35045

1,000.00  
JER



20090217000055830 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
02/17/2009 03:07:38PM FILED/CERT

### Warranty Deed

STATE OF ALABAMA  
CHILTON COUNTY

THIS SPACE IS FOR RECORDING DATA ONLY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION Five Hundred Dollars and 00/100 (\$500.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Sammy Horton and wife, Marie Horton**, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **James Earl Roberson** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**:

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 0.82 acres, more or less, and being more particularly described as follows:

Commence at a 2-1/2" flat iron representing the Northeast corner of said Section 34; thence run North 83 degrees 48 minutes 17 seconds West along the monumented North line of said Section 34 for 209.63 feet to a 1" crimped pipe; thence run North 84 degrees 43 minutes 04 seconds West along the monumented North line of said Section 34 for 210.35 feet to an axle; thence run South 41 degrees 24 minutes 18 seconds West for 739.42 feet to a 3/4" threaded rod on the West right of way of Horton Street; thence run North 88 degrees 30 minutes 21 seconds West for 209.74 feet to a 3/4" threaded rod and the point of beginning of the parcel herein described; thence run South 22 degrees 31 minutes 36 seconds West for 165.34 feet to a 1/2" capped rebar; thence run North 76 degrees 32 minutes 02 seconds West for 187.58 feet to a 1/2" steel rod on an existing fence line; thence along said fence line on a chord bearing North 08 degrees 55 minutes 52 seconds East for a chord distance of 166.67 feet to a fence corner; thence run along an existing fence line on a chord bearing South 81 degrees 44 minutes 09 seconds East for a chord distance of 136.13 feet to a fence corner; thence along said fence line on a chord bearing South 67 degrees 03 minutes 47 seconds East for a chord distance of 92.48 feet to the point of beginning.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, forever.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 18<sup>th</sup> day of September, 2008.

Sammy Horton  
Sammy Horton

Marie Horton  
Marie Horton

Shelby County, AL 02/17/2009  
State of Alabama

Deed Tax: \$1.00

STATE OF ALABAMA  
CHILTON COUNTY

I, the undersigned, hereby certify that, **Sammy Horton and wife, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18<sup>th</sup> day of September, 2008.

Felicia K. Dawson-Hayes  
NOTARY PUBLIC  
My commission is: 6-28-2009

The preparer of this document has not  
examined title to the property described herein  
and makes no certification as to title.

