

WARRANTY DEED

20091008000381190 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
10/08/2009 10:24:24 AM FILED/CERT

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Paul J. Campbell, Jr.
1111 Highway 40
Wilsonville, Alabama 35186

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred twenty-eight thousand five hundred and no/100 (\$128,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Russell B. Horton and Peggy Sue Horton, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Paul J. Campbell, Jr.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached "Exhibit A"

Subject to mineral and mining rights if not owned by Grantor.

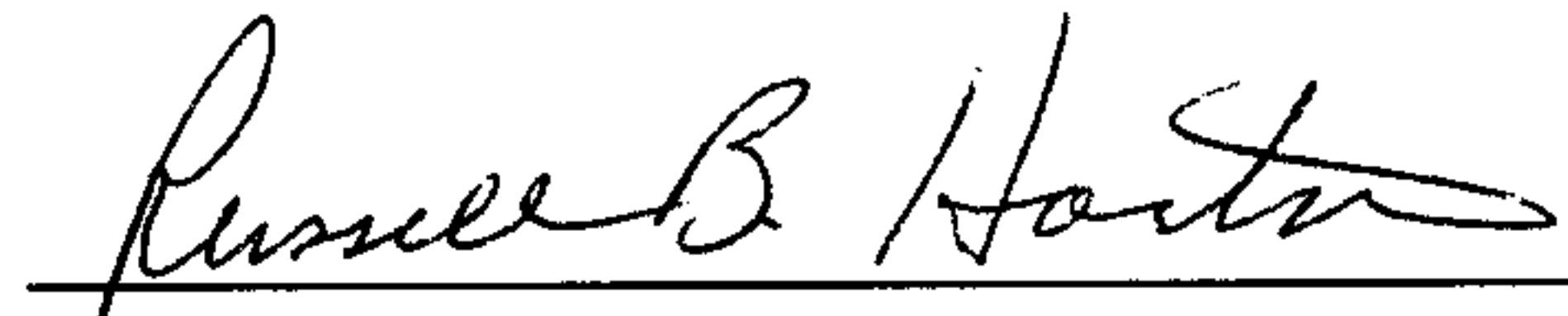
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

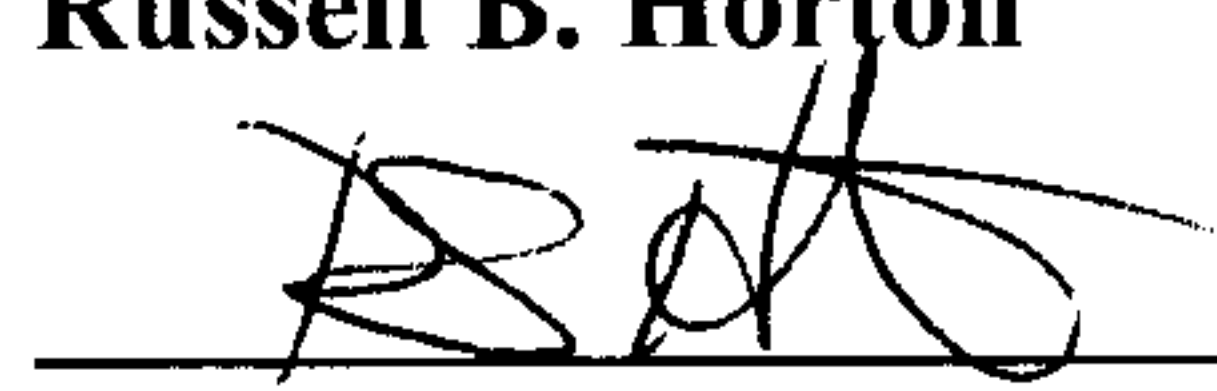
\$102,800.00 of the purchase price herein above has been paid by a mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 28th day of September, 2009.



Russell B. Horton


Peggy Sue Horton

STATE OF ALABAMA
COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Russell B. Horton and Peggy Sue Horton, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of September, 2009.

KELLY B. FURGERSON
Notary Public - Alabama State At Large
My Commission Expires 10/27/2010



Notary Public
My Commission Expires: 10-27-2010

Shelby County, AL 10/08/2009
State of Alabama
Deed Tax : \$26.00



20091008000381190 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 22, Township 22 South of the Huntsville Base Line, Range 1 East of the Huntsville Meridian; proceed East along the South line of said section for a distance of 150.05 feet; turn a deflection angle to the left of $76^{\circ}14'$ and proceed for a distance of 38.39 feet to the North line of County Road 40; turn a deflection angle to the right of 77° and proceed along said line for a distance of 169.88 feet to the Point of Beginning; continue along said line for a distance of 180.12 feet; turn a deflection angle to the left $77^{\circ}29'57''$ and proceed for a distance of 372.40 feet; turn a deflection angle to the left of $102^{\circ}30'30''$ and proceed for a distance of 180.12 feet; turn a deflection angle to the left of $77^{\circ}29'57''$ and proceed for a distance of 372.40 feet to the Point of Beginning.