

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: James Matthew Eaves  
570 Jonesboro Circle  
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20100421000122200 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
04/21/2010 03:32:22 PM FILED/CERT

That in consideration of Ninety Five Thousand dollars and Zero cents (\$95,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Erwin Horton and wife, Darlene Horton (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James Matthew Eaves (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 for Legal Description

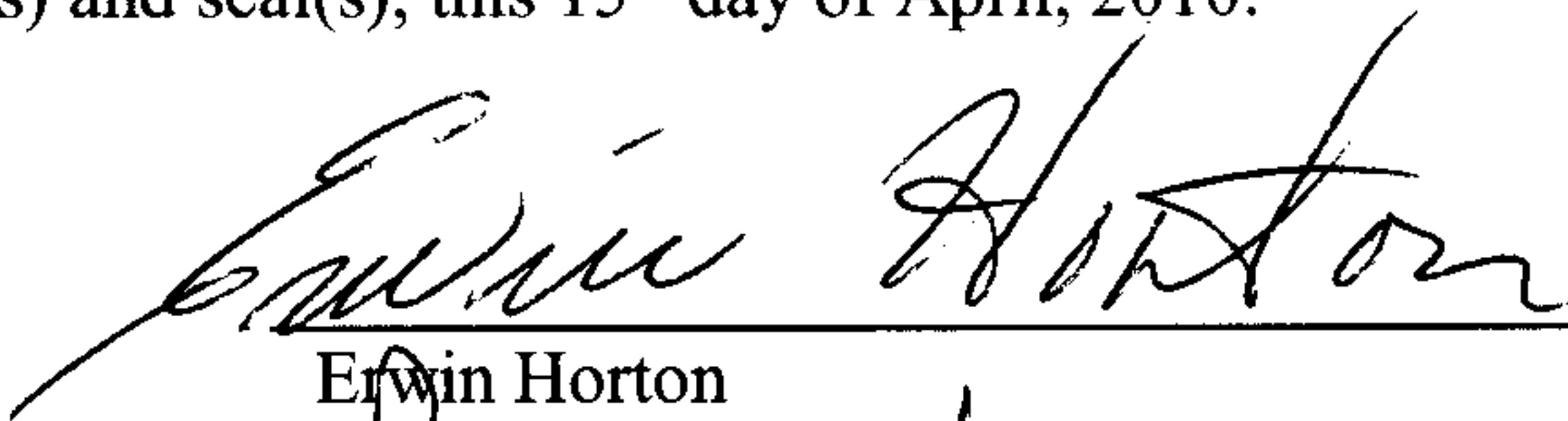
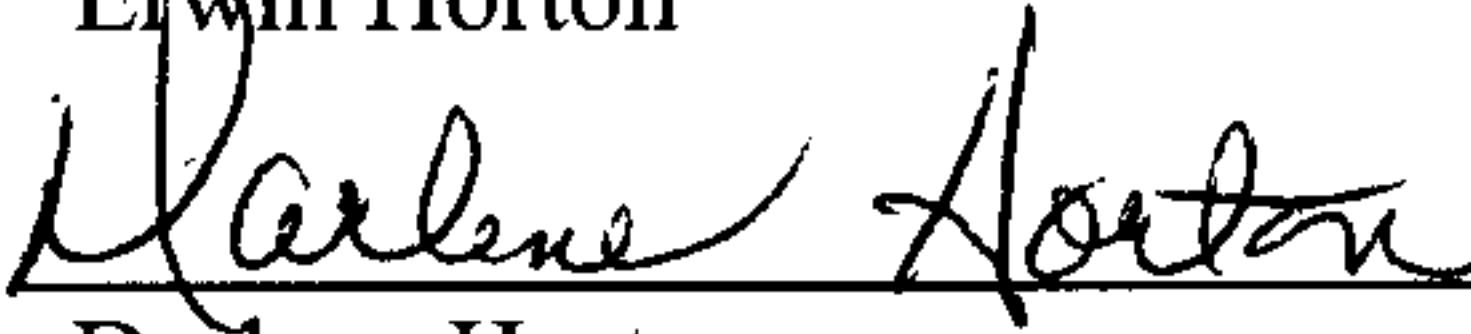
Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$85,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND HOLD to the said grantee, 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 the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 15<sup>th</sup> day of April, 2010.

_____	(SEAL)		(SEAL)
_____	(SEAL)		(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

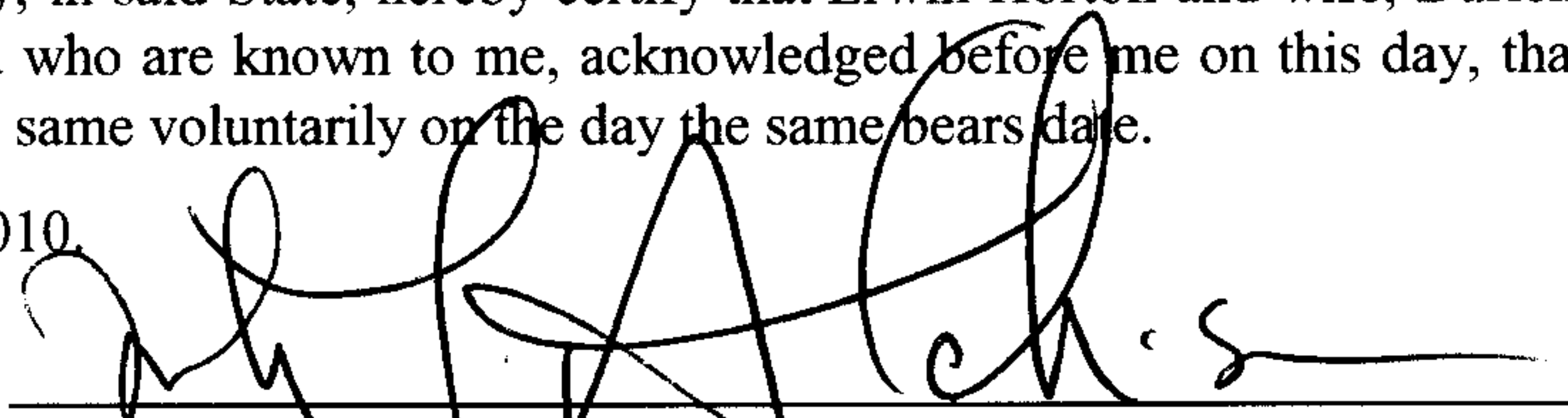
} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Erwin Horton and wife, Darlene Horton whose names 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 15<sup>th</sup> day of April, 2010.

My Commission Expires: 10-16-12

  
Notary Public

Deed Tax : \$10.00

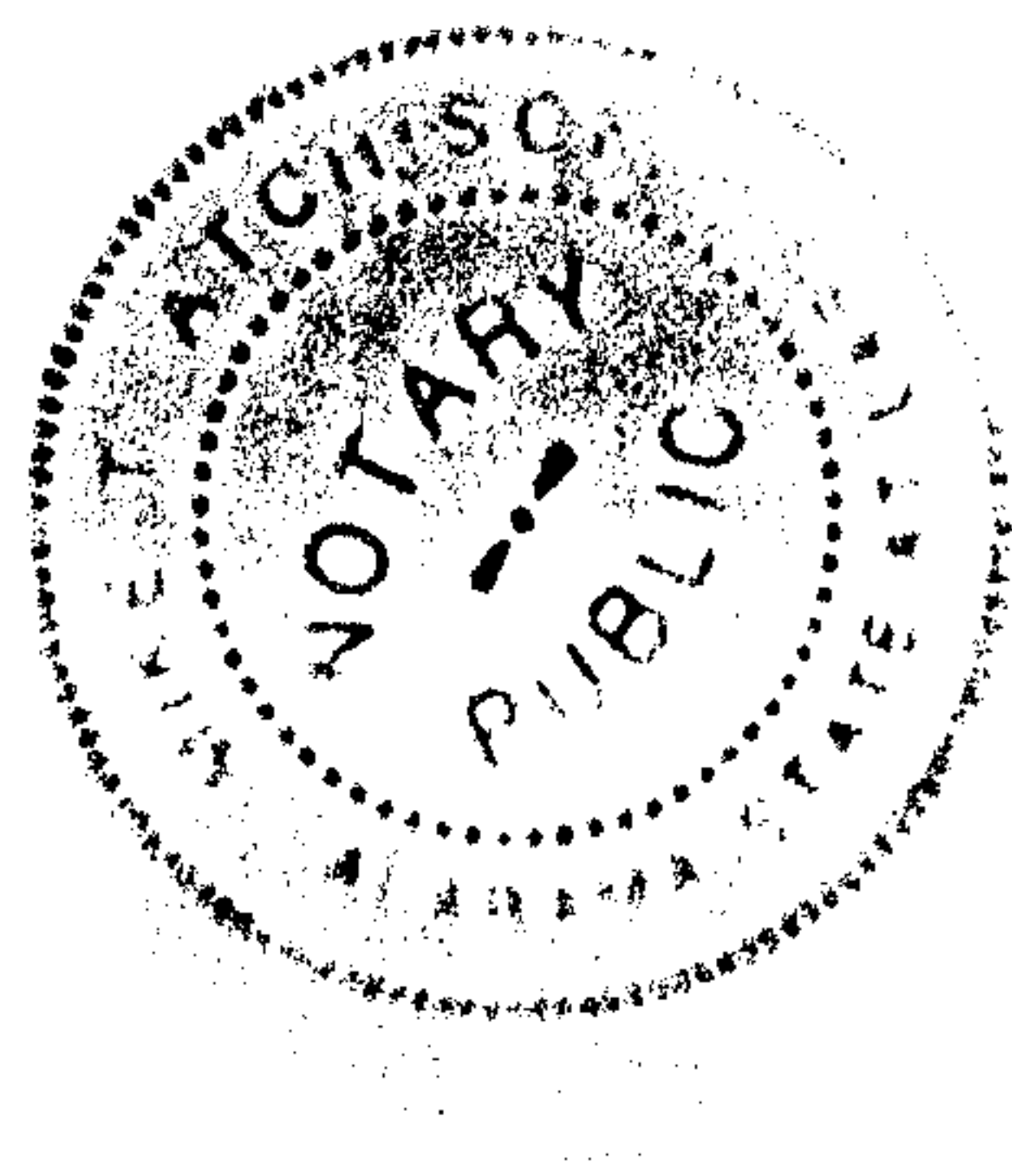
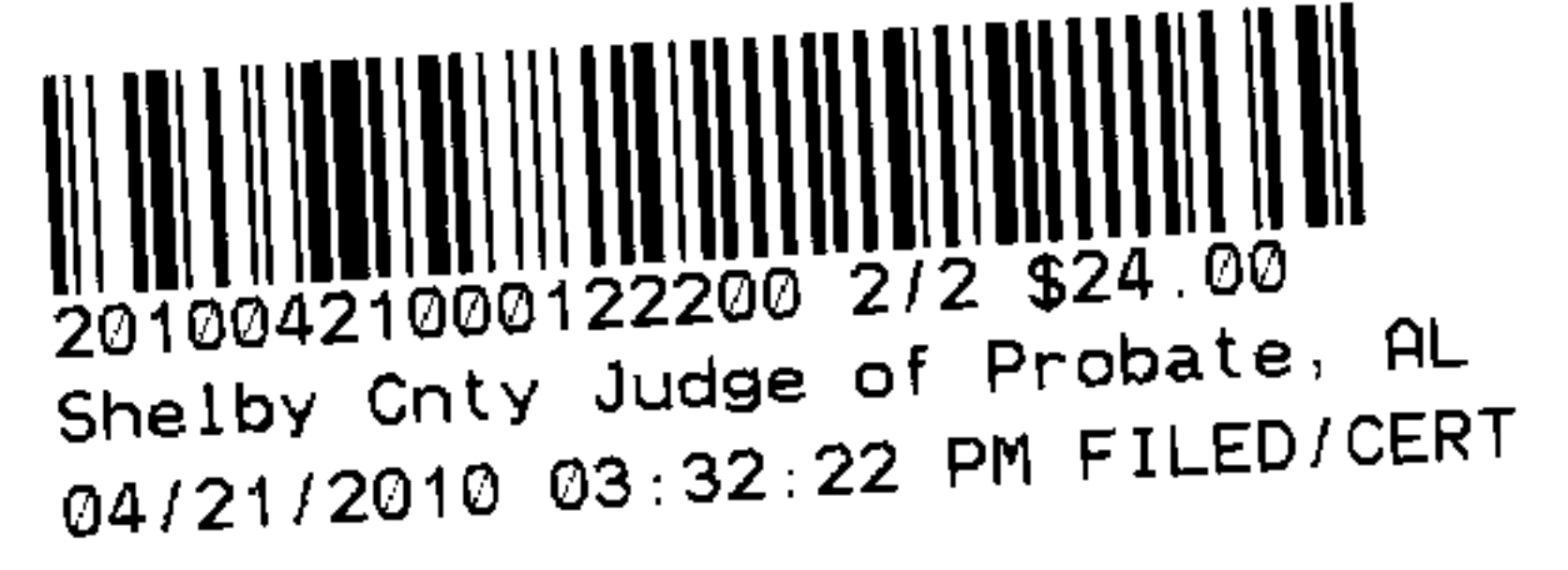


EXHIBIT A  
LEGAL DESCRIPTION



Begin at the NE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 8, Township 22 South, Range 1 East, Shelby County, Alabama, said point being the Point of Beginning; thence South 00 degrees 00 minutes 00 seconds East a distance of 815.38 feet; thence North 88 degrees 48 minutes 40 seconds West a distance of 649.33 feet; thence North 06 degrees 55 minutes 16 seconds west, a distance of 567.39 feet; thence North 65 degrees 34 minutes 01 seconds West a distance of 507.27 feet to a point on the easterly R.O.W. line of Shelby County Highway 61,80 feet R.O.W.; thence North 20 degrees 57 minutes 46 seconds East and along said R.O.W. line, a distance of 503.02 feet; thence South 88 degrees 42 minutes 34 seconds East and leaving said R.O.W. line, a distance of 64.40 feet; thence South 00 44 minutes 16 seconds West, a distance of 419.91 feet; thence South 88 degrees 48 minutes 28 seconds East, a distance of 940.67 feet to the Point of Beginning. Situated in Shelby County, Alabama.