

Send Tax Notice To:

Fred Wayne Horton
201 Horton Creek Rd
Colum, Ala 35040



20100617000192160 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
06/17/2010 09:24:51 AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of Five Thousand Dollars and NO/100 (\$ 5,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

Douglas Layne Horton, a single man

grant, bargain, sell and convey unto,

Fred Wayne Horton and wife, Myra Gayle Horton

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Commence at the SW Corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 22 South, Range 1 West; thence run North 88 degrees 31 minutes 09 seconds East along the south line thereof for 762.10 feet to the POINT OF BEGINNING; thence continue last described course for 250.00 feet; thence 38 degrees 42 minutes 00 seconds left for 862.66 feet; thence 119 degrees 12 minutes 26 seconds left for 500.37 feet; thence 79 degrees 48 minutes 42 seconds left for 860.58 feet to the POINT OF BEGINNING.

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

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of June 2010.

Douglas Layne Horton
Douglas Layne Horton

Shelby County, AL 06/17/2010

State of Alabama

Deed Tax : \$5.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **Douglas Layne Horton**, whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 2010.

Mike T. Atchison
Notary Public

My commission expires

