

Parcel I.D. #: 27-5-22-000-103.5003

Send Tax Notice To: Mamie Horn

WARRANTY DEED



20100802000245420 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/02/2010 01:29:54 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Shelby County, AL 08/02/2010

State of Alabama

Deed Tax : \$5.00

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Robert Horn, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Mamie Mann, a widow**, hereinafter known as the GRANTEE;

Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 22 South, Range 3 West; Thence run South 89 degrees 30 minutes 08 seconds East for 277.80 feet to the Point of Beginning; Thence continue South 89 degrees 30 minutes 08 seconds East for 372.21 feet; Thence run South 38 degrees 18 minutes 57 seconds East for 35.17 feet to a point on the North right-of-way line of County Road 12; Thence run South 51 degrees 29 minutes 31 seconds West along said road for 237.29 feet; Thence run North 40 degrees 59 minutes 00 seconds West for 270.32 feet to the Point of Beginning.

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

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was provided for by the GRANTOR herein and was taken from that certain instrument recorded as Instrument # 20050104000000180 in the Probate Judge's Office of Shelby County, Alabama.

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



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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 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 16 Day of July, 2010.

Robert Horn
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Robert Horn, a married man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 16 Day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 25 March, 2012

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040