

Parcel I.D. #:

Send Tax Notice To: Desmond Horn

WARRANTY DEED
Joint Tenancy With Right of Survivorship


20100802000245430 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
08/02/2010 01:29:55 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 **Desmond Brown, an unmarried man**, and **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 **Desmond Brown, an unmarried man** and **Mamie Mann, a widow**, hereinafter known as the GRANTEE;

Beginning at the Northwest corner of the SE 1/4 of the SW 1/4 of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 13 minutes 57 seconds East along the West line of said Quarter-Quarter distance of 557.04 feet to a found open top pipe corner on the North margin of Shelby County Road No. 12; Thence run North 52 degrees 32 minutes 18 seconds East along the said Northerly margin of said road a distance of 225.00 feet to a set rebar corner; Thence run North 14 degrees 09 minutes 38 seconds West a distance of 432.72 feet to a set rebar corner on the North line of same said quarter-quarter; Thence run North 89 degrees 31 minutes 40 seconds West along said North line of said quarter-quarter a distance of 75.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

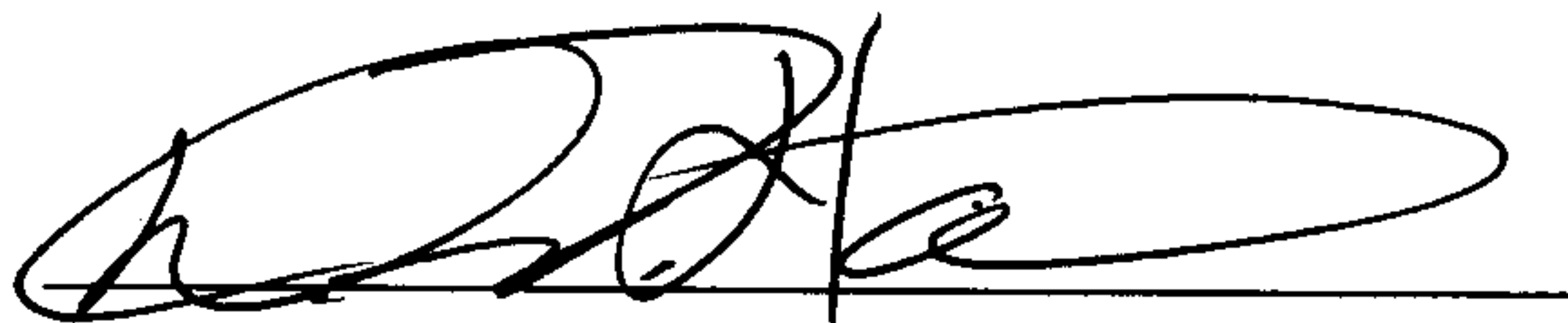
This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was provided for by the GRANTOR herein.

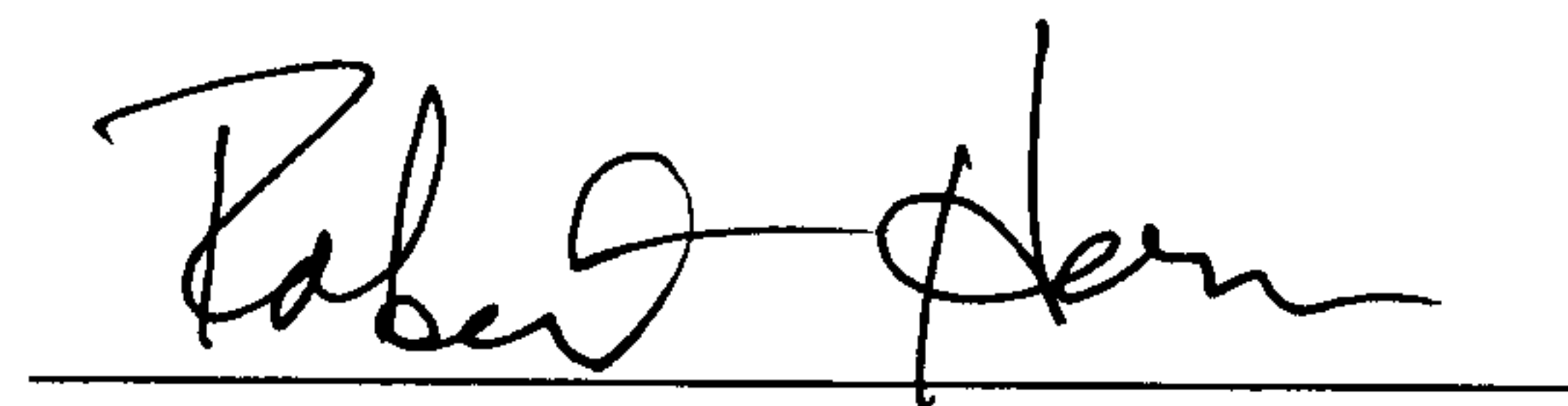
TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance,

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, together with every contingent remainder and right of reversion.

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.


Desmond Horn
Grantor


Robert Horn
Grantor


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STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Desmond Horn*, an unmarried man, and *Robert Horn*, a married man, whose names are signed to the foregoing conveyance, and who are 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 14 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



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