

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Dwight A. Sandlin

3545 Market Street
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Twenty Thousand and 00/100 (\$120,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Monica O. Horton** and husband, **Edward J. Horton**, do hereby grant, bargain, sell and convey unto **Dwight A. Sandlin**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

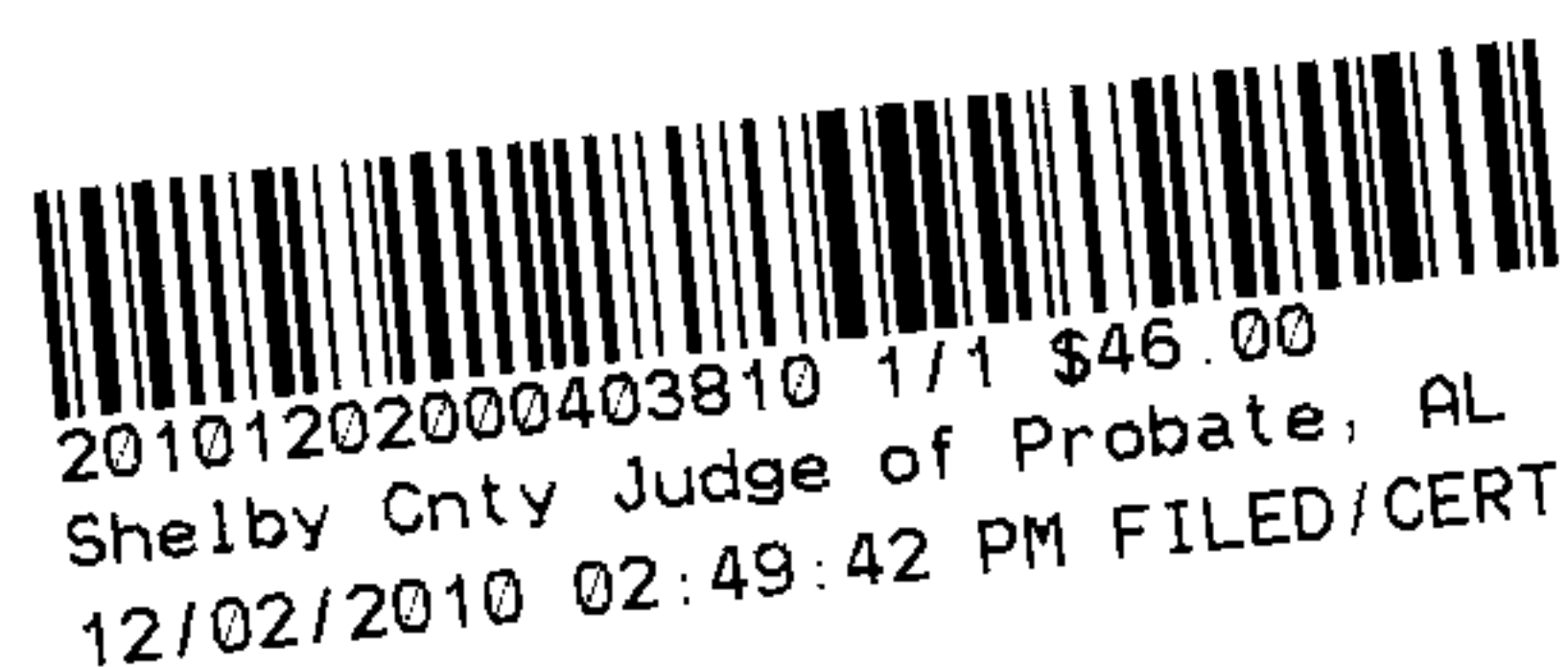
Lot 108-A, according to the Survey of Daventry Amended Plat of Sector II, as recorded in Map Book 27, Page 75, in the Probate Office of Shelby County, Alabama. Subject to: (1) Taxes not yet due and payable; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Restrictions and covenants appearing of record in Inst. No. 1999-29871, Inst. No. 1999-33485 and Inst. No. 2000-2403; (4) Right of Way granted to Water Works Board of the City of Calera recorded in Inst. No. 1998-1149; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein; (6) Right of way granted to Alabama Power Company recorded in Volume 103, Page 170; Volume 205, Page 674; Volume 198, Page 478 and Volume 177, Page 493; (7) Easement granted to Southern Natural Gas as recorded in Volume 90, Page 241.

\$86,250.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or 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 Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of November, 2010.



Monica O. Horton
Monica O. Horton

Edward J. Horton
Edward J. Horton

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Monica O. Horton** and husband, **Edward J. 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 30th day of November, 2010.

My Commission Expires:
08/04/2013

[Signature]
Notary Public