

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

RUSS GURLEY
16 COVENANT DRIVE
LEEDS, ALABAMA 35094

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20101207000408610 1/2 \$295.00
Shelby Cnty Judge of Probate, AL
12/07/2010 11:37:41 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of TWO Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00)* paid by the Grantees herein, the receipt of which is hereby acknowledged, , Diann Gurley Horton and Thomas M. Horton , Jr., husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto Russ Gurley and Katherine Gurley (herein referred to as "Grantees"), as Joint Tenants with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 63, ACCORDING TO THE SURVEY OF MEADOWRIDGE, AS RECORDED IN MAP BOOK 11, PAGE 40 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is 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, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 30th day of November, 2010.

Diann Gurley Horton
DIANN GURLEY HORTON

Thomas M. Horton Jr.
**THOMAS M. HORTON, JR. ACTING BY AND
THROUGH HIS ATTORNEY IN FACT, DIANN
GURLEY HORTON**

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DIANN GURLEY HORTON whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of NOVEMBER, 2010.


Notary Public

My Commission Expires: 9.27.2014

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that THOMAS GURLEY HORTON, JR., acting by and through his attorney in fact, DIANN GURLEY HORTON, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 29 day of NOVEMBER, 2010.


Notary Public

My Commission Expires: 9.27.2014


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