


Prepared By: Brandon Ficklin
Eastern Atlantic Title Service
7651A Ashley Park Ct., Ste. 401
Orlando, FL 32835
incidental to the issuance of a title insurance policy.
File Number: 11-1873


20110705000193960 1/1 \$83.50
Shelby Cnty Judge of Probate, AL
07/05/2011 02:31:52 PM FILED/CERT

Shelby County, AL 07/05/2011
State of Alabama
Deed Tax: \$71.50

\$711.38
T2 10 10

Parcel ID #: 20-5-22-0-000-004.003

WARRANTY DEED
(INDIVIDUAL)

This WARRANTY DEED, dated June 27, 2011 ~~June 27, 2010~~ by Russell Blaine Horton, Sr., joined by spouse, Peggy S. Horton, hereinafter called the first party, to **Russell Blaine Horton, Sr. and Peggy S. Horton, husband and wife**, whose post office address is **4490 Hwy 30, Wilsonville, AL 35186** hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Shelby County, Alabama, viz:

Lot 4-B, according to Horton's resurvey of Murphee Estates, as recorded in Map Book 35, Page 1, in the Probate Office of the Office of Shelby County, Alabama.

Commonly known as: 4490 Highway 30, Wilsonville, AL 35186
Date Acquired: 4/17/2008
Parcel ID #: 20-5-22-0-000-004.003

However, by showing this address no additional coverage is provided.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year "2011" and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

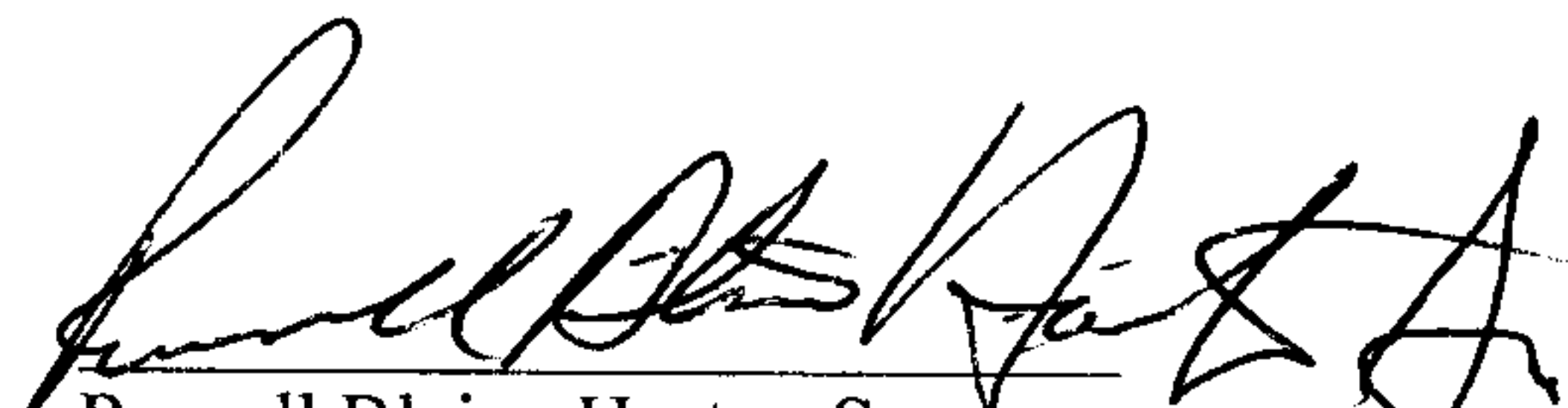
AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good, right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness
Printed Name:

Witness
Printed Name:



Russell Blaine Horton Sr.



Peggy S. Horton

STATE OF ALABAMA
COUNTY OF Baldwin

The foregoing instrument was acknowledged before me this 27 day of June, 2011, by Russell Blaine Horton, Sr., joined by spouse, Peggy S. Horton, who () are personally known to me or (X) have produced Identification as identification.

(SEAL)



Notary Public
My Commission Expires: 3/12/12

