

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Michael Phillips
411 Horton Cove Rd
Calera AL 35010

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Fred Wayne Horton and wife, Myra Gayle Horton*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Michael S. Phillips and Kimberly H. Phillips*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

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 herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of December, 2011.



Fred Wayne Horton

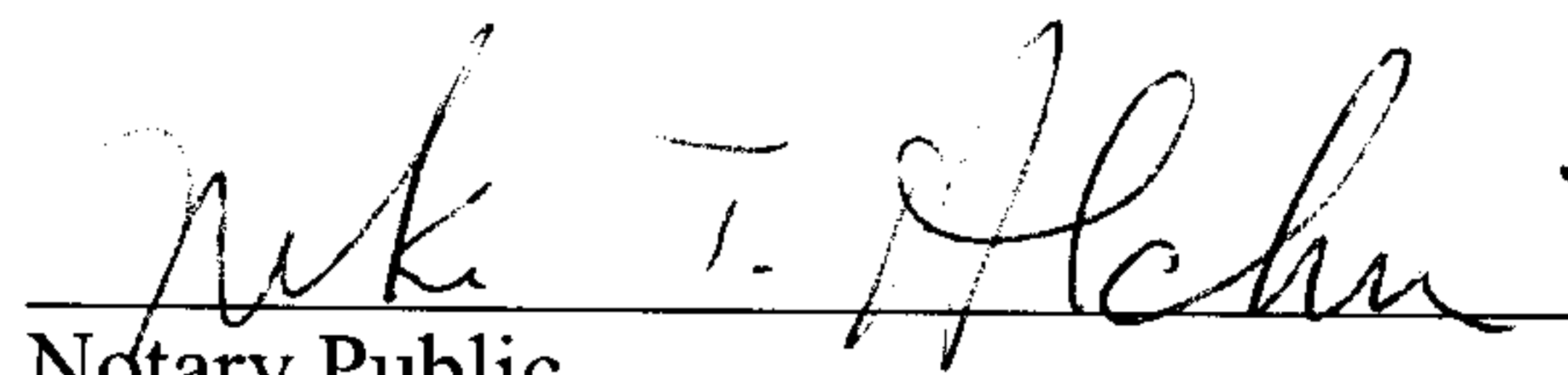

Myra Gayle Horton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Fred Wayne Horton and Myra Gayle Horton***, whose names are signed to the foregoing conveyance, and who is 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 December, 2011.


20120106000007130 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
01/06/2012 11:08:51 AM FILED/CERT


Notary Public
My Commission Expires: 10-16-12

Shelby County, AL 01/06/2012
State of Alabama
Deed Tax: \$5.00

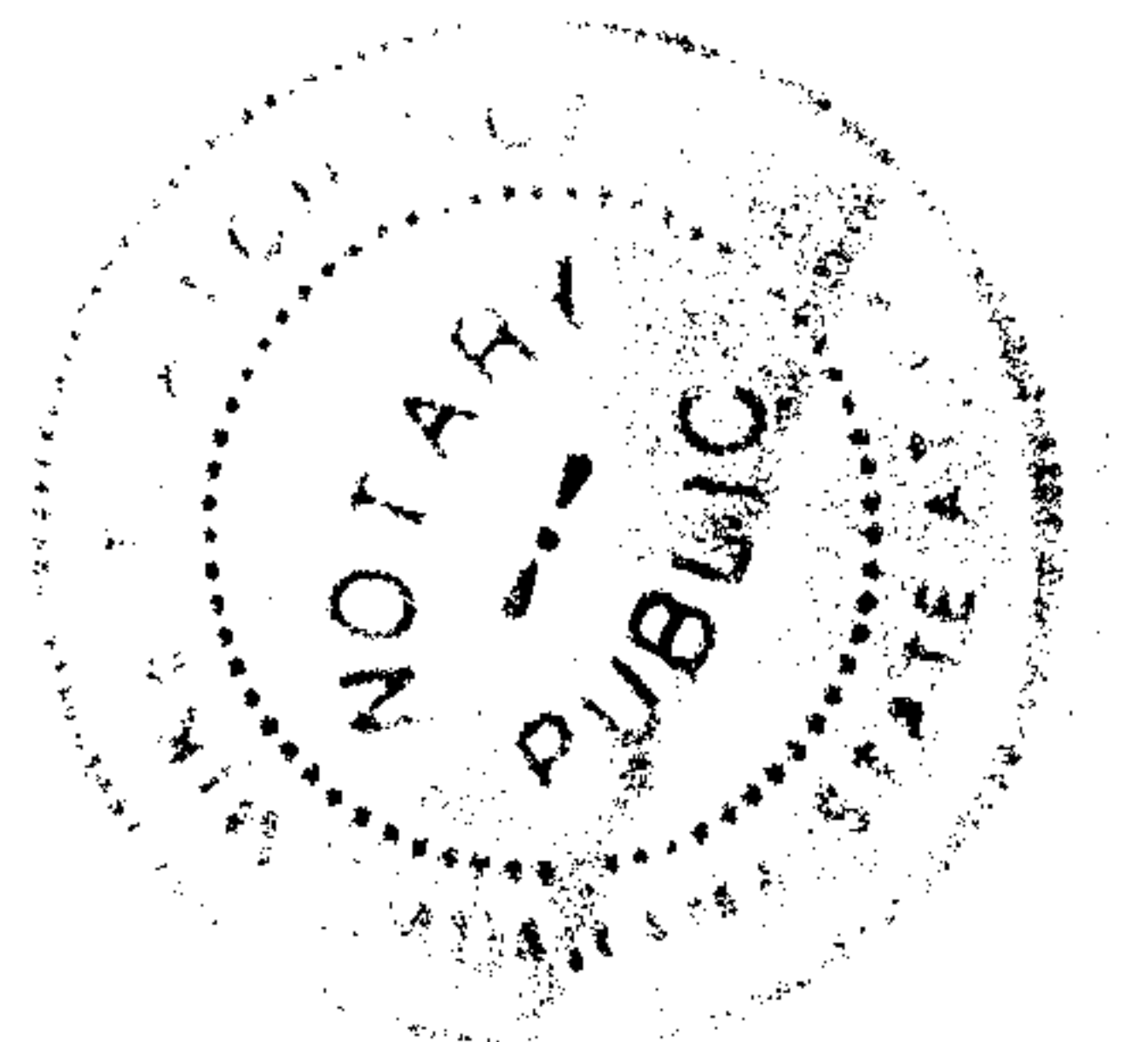



EXHIBIT A
LEGAL DESCRIPTION

Commence at the SW Corner of the NW 1/4 of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama; thence N88°31'12"E, a distance of 824.54'; thence along a chord of N18°29'11"W, a distance of 90.43'; thence N22°06'41"E, a distance of 753.40'; thence S69°23'17"E, a distance of 811.76'; thence S04°49'37"W, a distance of 150.00'; thence S88°41'46"E, a distance of 104.43' to the POINT OF BEGINNING; thence N71°45'08"E, a distance of 872.10' to the approximate centerline of a creek; (the following described calls will be down center of creek); thence N56°55'52"W, a distance of 230.57'; thence N08°18'20"W, a distance of 32.02'; thence N40°51'05"E, a distance of 64.72'; thence N49°56'55"E, a distance of 65.87'; thence N20°49'35"E, a distance of 77.62'; thence N03°12'33"E, a distance of 146.84'; thence N20°37'42"E, a distance of 98.67'; thence N08°53'48"E, a distance of 54.42'; thence N06°58'00"W, a distance of 89.89'; thence S11°37'43"E, a distance of 114.28'; thence N21°59'46"W, a distance of 79.41'; thence N40°13'09"W, a distance of 93.09'; thence S79°20'43"W and leaving said center of creek, a distance of 321.56' to the approximate center of Horton Cove Road, said point also being the beginning of a non-tangent curve to the right, having a radius of 845.47, a central angle of 14°03'13", and subtended by a chord which bears S02°35'48"E, and a chord distance of 206.86'; thence along the arc of said curve and said centerline, a distance of 207.38'; thence S06°38'22"W and along said centerline, a distance of 119.41' to the beginning of a curve to the left, having a radius of 330.00, a central angle of 22°44'59", and subtended by a chord which bears S04°44'07"E, and a chord distance of 130.17'; thence along the arc of said curve and said centerline, a distance of 131.03'; thence S49°50'00"W and leaving said centerline, a distance of 425.84'; thence S05°51'17"W, a distance of 478.73' to the POINT OF BEGINNING.

Said Parcel containing 13.47 acres, more or less.

ALSO AND INCLUDING a 30' Ingress/Egress, Utility and Drainage Easement, being more particularly described as follows:

Commence at the SW Corner of the NW 1/4 of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama; thence N88°31'12"E, a distance of 824.54'; thence N88°13'06"E, a distance of 187.28'; thence S67°29'38"E, a distance of 292.36'; thence S62°59'39"E, a distance of 329.18'; thence S19°54'09"E, a distance of 945.25' to the POINT OF BEGINNING OF SAID EASEMENT; thence continue along the last described course, a distance of 0.73' to the beginning of a non-tangent curve to the right, having a radius of 1410.42, a central angle of 04°54'03", and subtended by a chord which bears N50°34'40"E, and a chord distance of 120.60'; thence along the arc of said curve, a distance of 120.64'; thence N36°28'23"E, a distance of 705.80' to the beginning of a curve to the left, having a radius of 615.00, a central angle of 21°26'55", and subtended by a chord which bears N25°44'56"E, and a chord distance of 228.88'; thence along said curve, a distance of 230.22'; thence N15°01'28"E, a distance of 350.46' to the beginning of a curve to the left, having a radius of 765.00, a central angle of 29°50'11", and subtended by a chord which bears N00°06'23"E, and a chord distance of 393.88'; thence along the arc of said curve, a distance of 398.37'; thence N14°48'43"W, a distance of 108.76' to the beginning of a curve to the left, having a radius of 1265.00, a central angle of 13°34'03", and subtended by a chord which bears N21°35'44"W, and a chord distance of 298.85'; thence along the arc of said curve, a distance of 299.55'; thence N28°22'45"W, a distance of 248.08' to the beginning of a curve to the right, having a radius of 315.00, a central angle of 35°01'08", and subtended by a chord which bears N10°52'11"W, and a chord distance of 189.54'; thence along the arc of said curve, a distance of 192.53'; thence N06°38'03"E, a distance of 119.99' to the beginning of a curve to the left, having a radius of 860.47, a central angle of 14°04'17", and subtended by a chord which bears N02°36'20"W, and a chord distance of 210.80'; thence along the arc of said curve, a distance of 211.33'; thence S79°20'43"W, a distance of 30.00' to the beginning of a curve to the right, having a radius of 830.47, a central angle of 14°02'06", and subtended by a chord which bears S02°35'14"E, and a chord distance of 202.92'; thence along the arc of said curve, a distance of 203.43'; thence S06°38'42"W, a distance of 118.83' to the beginning of a curve to the left, having a radius of 345.00, a central angle of 35°01'08", and subtended by a chord which bears S10°52'11"E, and a chord distance of 207.60'; thence along the arc of said curve, a distance of 210.86'; thence S28°22'45"E, a distance of 248.08' to the beginning of a curve to the right, having a radius of 1235.00, a central angle of 13°34'03", and subtended by a chord which bears S21°35'44"E, and a chord distance of 291.76'; thence along the arc of said curve, a distance of 292.44'; thence S14°48'43"E, a distance of 108.76' to the beginning of a curve to the right, having a radius of 735.00, a central angle of 29°50'11", and subtended by a chord which bears S00°06'23"W, and a chord distance of 378.44'; thence along the arc of said curve, a distance of 382.75'; thence S15°01'28"W, a distance of 350.46' to the beginning of a curve to the right, having a radius of 585.00, a central angle of 21°26'55", and subtended by a chord which bears S25°44'56"W, and a chord distance of 217.72'; thence along the arc of said curve, a distance of 218.99'; thence S36°28'23"W, a distance of 822.36' to the POINT OF BEGINNING OF SAID EASEMENT.


20120106000007130 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
01/06/2012 11:08:51 AM FILED/CERT