

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:
Tracy M. Bush
108 Poplar Loop
Calera AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20120309000082310 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
03/09/2012 10:03:47 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTEEN THOUSAND AND NO/00 DOLLARS (\$15,000.00)**, 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, ***Betty C. Horton, a single woman (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Tracy M. Bush and Wanda Taylor Bush (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 1st day of March, 2012.


Betty C. 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 ***Betty C. Horton*** whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2012.


Notary Public
My Commission Expires: 10-16-12



EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land at Spring Junction, County of Shelby, State of Alabama, more particularly described as follows:

Beginning at a point in the North right of way line of the Louisville and Nashville Railroad Company, said point being fifty (50) feet northwardly from and at right angles to a point in the center line of the main track of the Birmingham Division, formerly the Alabama Mineral Division of the railroad of the L & N R.R. Co. At Valuation Station 260 - 58, which is one hundred and twenty four feet westwardly measured along said center line of main track from Mile Post 430, from Louisville, KY., thence in a northerly direction at right angles to said center line of the main track a distance of two hundred and ten feet to a point which is two hundred and sixty feet northwardly from and at right angles to said center line of main track; thence in an easterly direction, parallel to and two hundred and sixty feet northwardly from said center line of main track a distance of six hundred and thirty feet; thence in a southerly direction at right angles, a distance of two hundred and ten feet to a point in said north right of way line, said point being fifty feet northwardly from and at right angles to said center line of main track; thence in a westerly direction with said north right of way line, parallel to and fifty feet northwardly from said center line of main track a distance of six hundred and thirty feet to the point of beginning, containing three and three hundredths (3.03) acres, more or less, and being situated in the Northwest quarter of the Southeast quarter (NW 1/4 of SE 1/4) Section 18, Township 22 South, Range 1 West, Shelby County, Alabama, and being the same property conveyed to the Alabama Mineral Railway Co., situated, lying and being in the County of Shelby, State of Alabama.

Subject to easements, restrictions and right-of-way of record, if any.


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Shelby County, AL 03/09/2012
State of Alabama
Deed Tax:\$15.00