

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Stephen Lee Glass  
8715 Hwy 22  
Calera, AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY

That in consideration of Twenty Five Thousand dollars and Zero cents (\$25,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Fred Wayne Horton, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Stephen Lee Glass and Jessica Renee Glass (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$25,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24<sup>th</sup> day of June, 2012.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

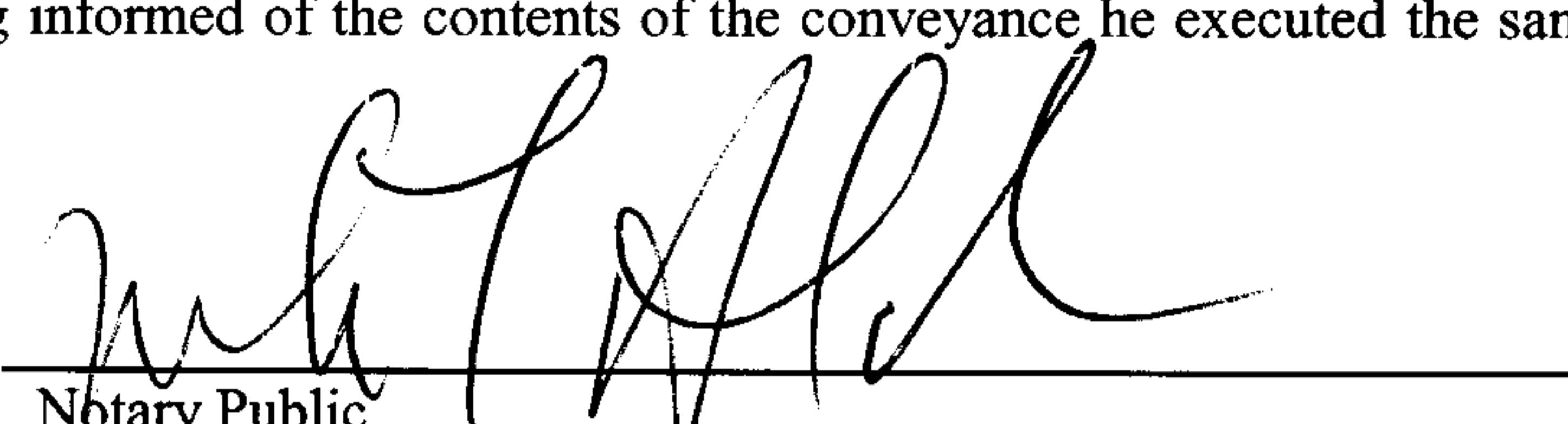
STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton, being all of the heirs at law and next of kin of Dorothy J. Barnett, deceased 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 he executed the same voluntarily on the day the same bears date.

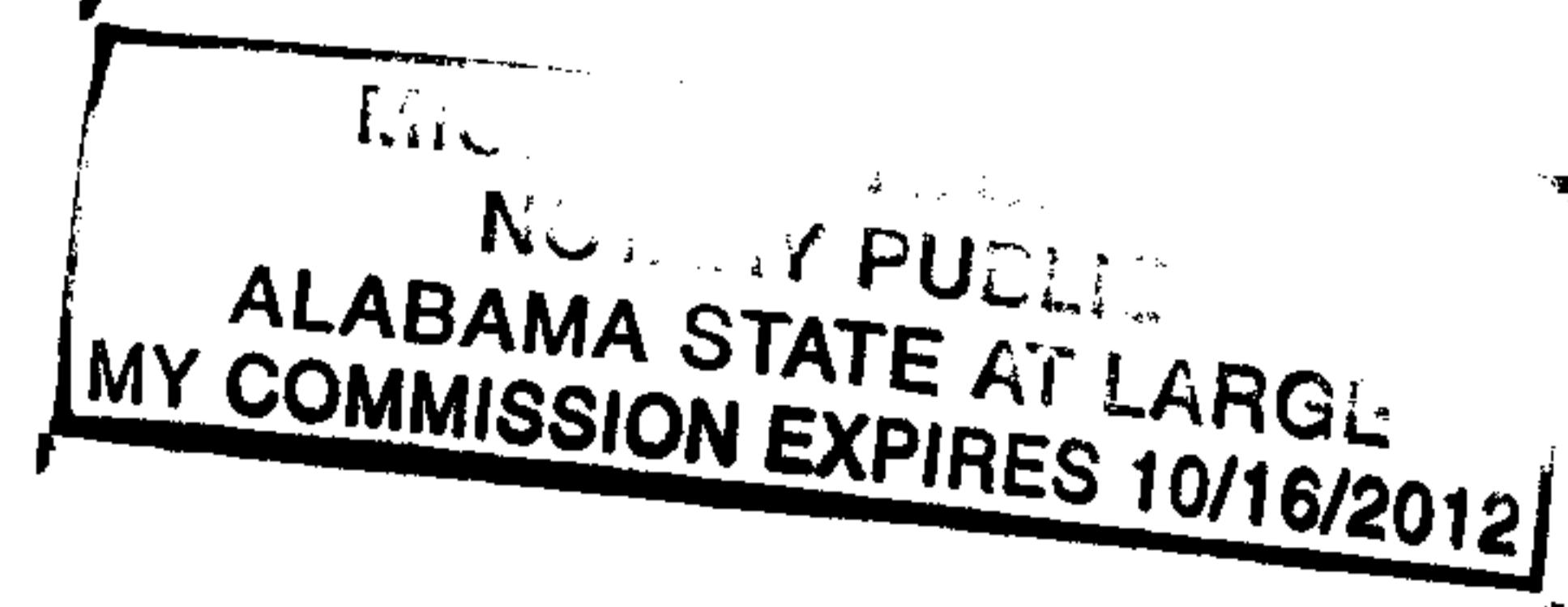
Given under my hand and official seal this 24<sup>th</sup> June, 2012.

  
Notary Public

My Commission Expires: 10-16-12



20120705000235570 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/05/2012 10:38:21 AM FILED/CERT



## EXHIBIT A

Commence at the SE corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 6, Township 22 South, Range 2 West; thence run Northwardly along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  for a distance of 211.40 feet to the North right of way line of Shelby County Highway Number 22; thence turn an angle to the left of 125 degrees 23 minutes 03 seconds and run along said highway right of way a distance of 90.45 feet; thence turn an angle to the right of 90 degrees for a distance of 332.88 feet; thence turn an angle to the left of 90 degrees for a distance of 350.56 feet for the point of beginning; thence turn an angle to the left of 92 degrees 18 minutes 42 seconds for a distance of 164.20 feet; thence turn an angle to the right of 29 degrees 39 minutes 30 seconds for a distance of 109.61 feet, more or less, to the North right of way line of said Highway Number 22; thence turn an angle to the right and run along the arc of a curve to the right having a radius of 680.03 feet and a central angle of 35 degrees 31 minutes 08 seconds for a distance as measured along said arc of 421.56 feet; thence leaving said right of way turn right an angle so as to run Northeasterly to the point of beginning, said line being 289.02 feet in length and a straight line continuation of the 350.56 feet line described above.



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