

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

Send Tax Notice To: Fred Wayne Horton  
201 Horton Ave Rd  
Columbiana AL 35040

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Twelve Thousand dollars and Zero cents (\$12,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, The Freddie F. Wilhite Trust dated September 29, 2002 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Fred Wayne Horton (herein referred to as grantee, whether one or more), 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 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

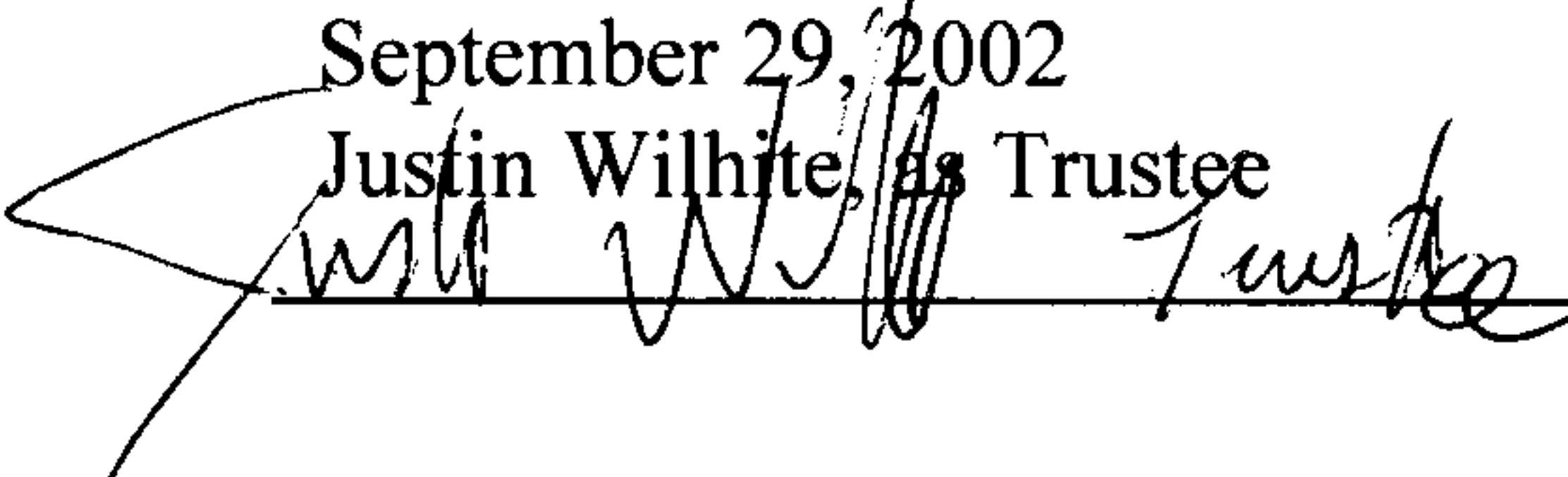
\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 16<sup>th</sup> day of July, 2013.

_____	(SEAL)	_____	(SEAL)
		The Freddie F. Wilhite Trust dated	
		September 29, 2002	
		Justin Wilhite, as Trustee	
_____	(SEAL)		(SEAL)
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

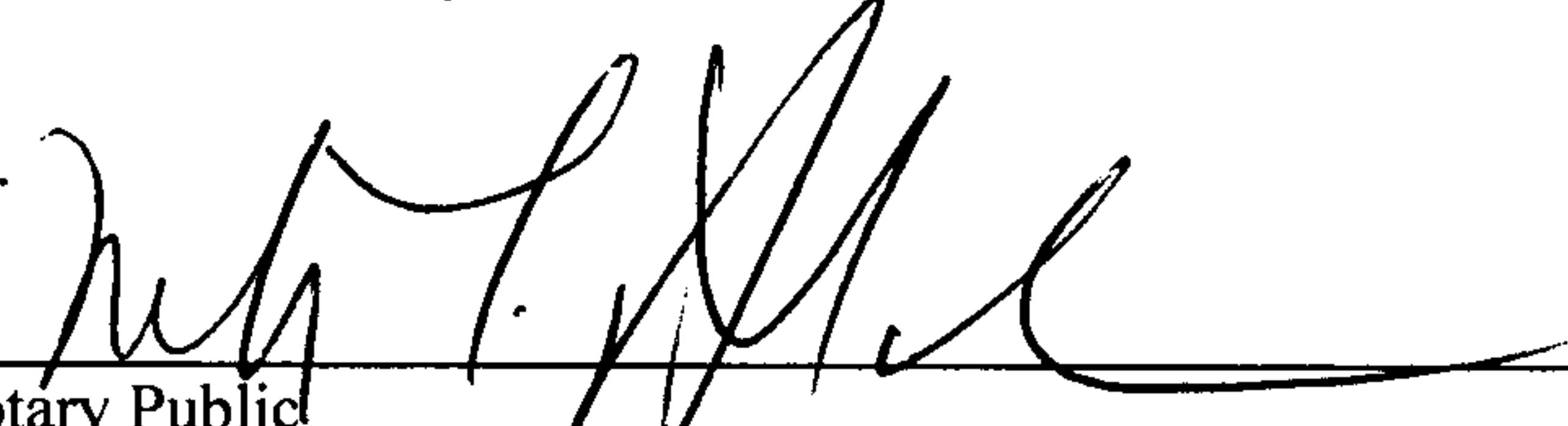
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Justin Wilhite as Trustee of The Freddie F. Wilhite Trust dated September 29, 2002 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of July, 2013.

My Commission Expires: 10-4-16

Notary Public 

20130718000291600 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/18/2013 09:58:47 AM FILED/CERT

Shelby County, AL 07/18/2013  
State of Alabama  
Deed Tax:\$12.00

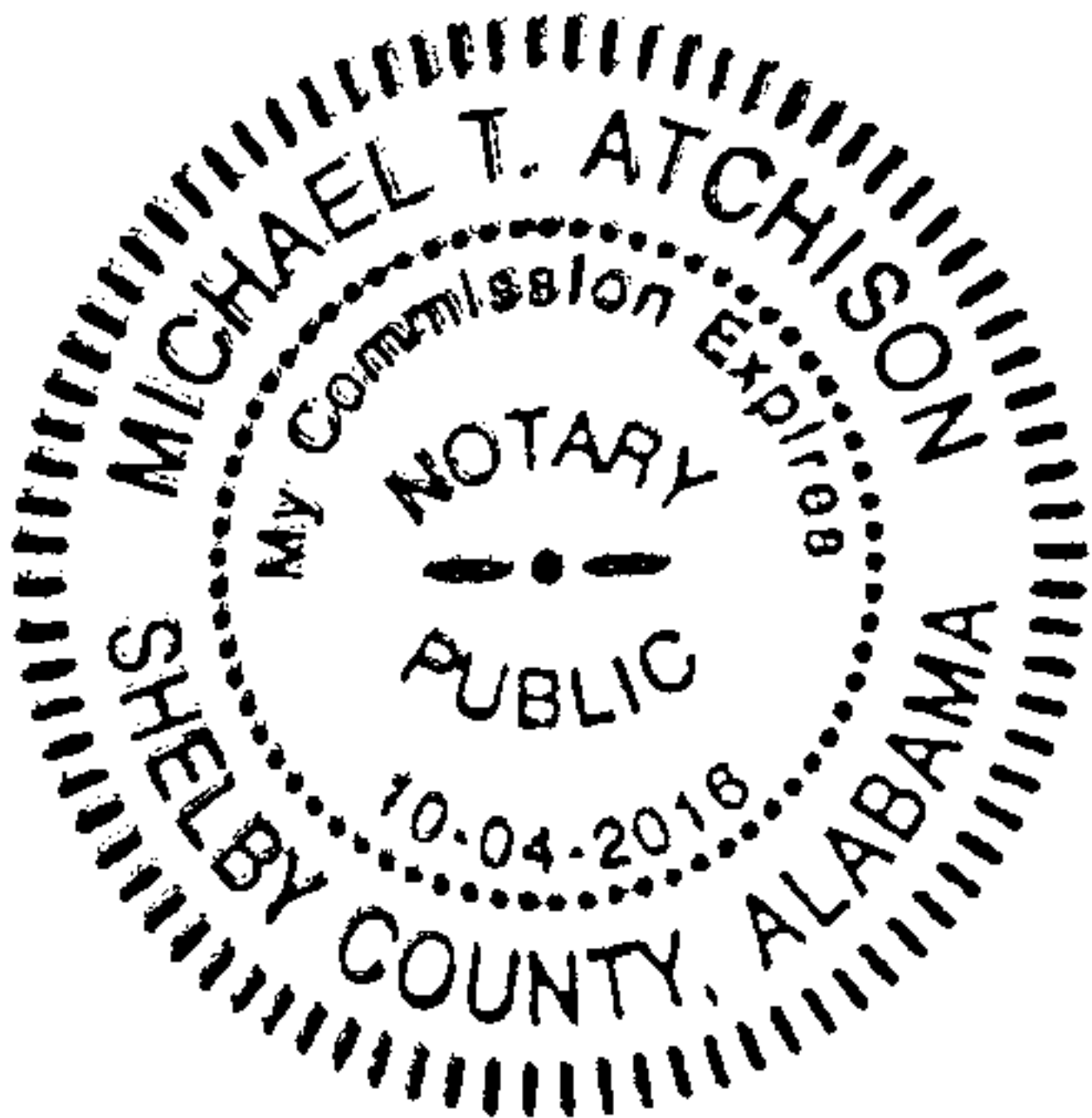


EXHIBIT A

Commence at the SE corner of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 01 degree 25 minutes 14 seconds West a distance of 728.07 feet; thence continue northerly along said line, a distance of 104.81 feet to the point of beginning; thence continue northerly along said line, a distance of 106.88 feet to the southerly right of way line of Shelby County Highway 42 and to the point on a curve the left having a radius of 2,933.08 feet and a central angle of 9 degrees 20 minutes 09 seconds, said curve subtended by a chord bearing North 67 degrees 31 minutes 32 seconds West and a chord distance of 477.39 feet; thence westerly along the arc and along said right of way a distance of 477.91 feet to the easterly right of way line of Shelby County Highway 86; thence South 25 degrees 27 minutes 33 seconds West and leaving said Highway 42 and along said Highway 86, a distance of 264.15 feet to the northerly right of way line of Heart of Dixie Railroad; thence North 88 degrees 46 minutes 50 seconds East and leaving said Highway 86 and along said railroad right of way a distance of 126.63 feet to a point of curve to the right having a radius of 1,502.50 feet and a central angle of 16 degrees 36 minutes 34 seconds; thence easterly along the arc and along said right of way a distance of 435.56 feet to the point of beginning; being situated in Shelby County, Alabama.

