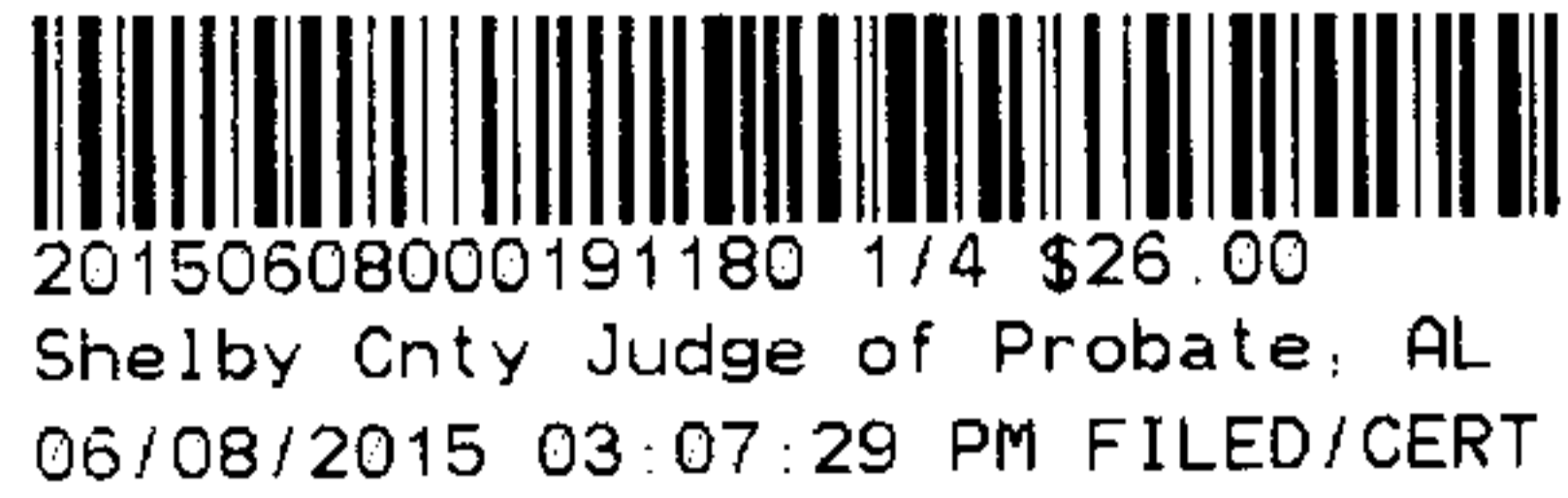


Send Tax Notice to:
Willie M. Thomas, Jr.
324 Hwy 25 East
Columbiana, AL 35051

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
P. O. Box 587
Columbiana, Alabama 35051



GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **MALISSA KAY HORTON and KIPLIN ALFRED HORTON and JOHN KEITH HORTON as Trustees under The Peggy Horton Family Trust, its successors and/or assigns as their respective interests may appear**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **WILLIE M. THOMAS, JR.** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2015 and subsequent years, restrictions, easements and rights of way of record.

All of the above consideration is being paid from a purchase money mortgage being recorded simultaneously herewith.

The above described property does not constitute any part of the homestead of any Grantor or their spouse.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of May, 2015.

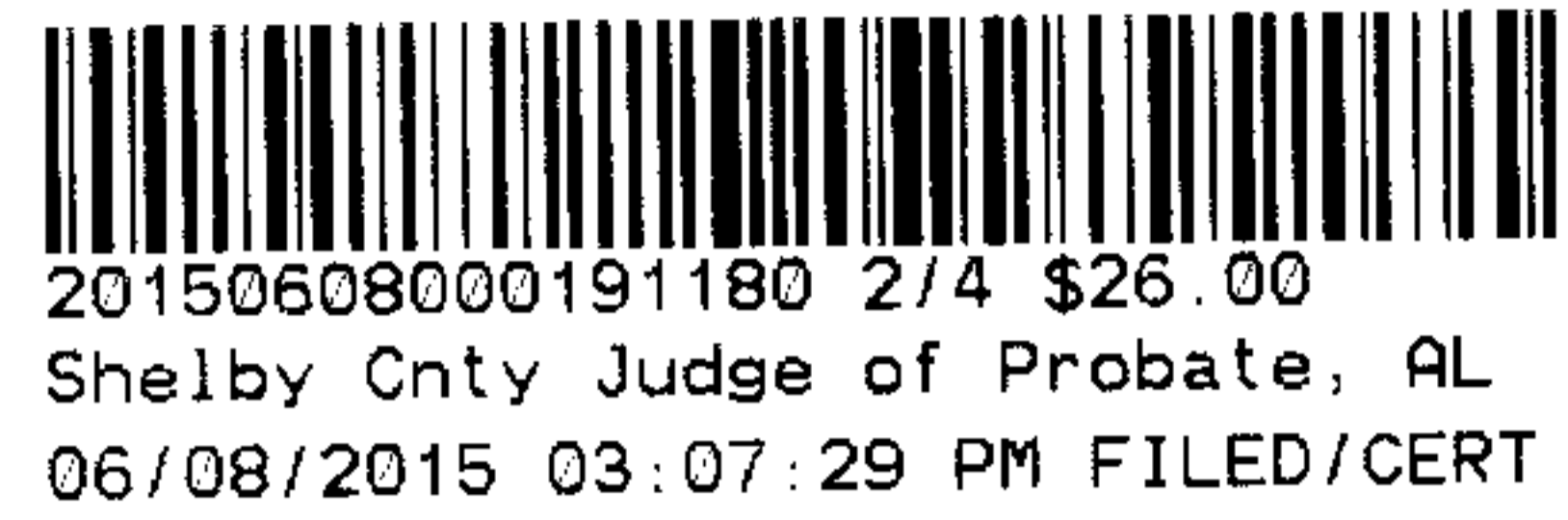
THE PEGGY HORTON FAMILY TRUST
Malissa Kay Horton
Malissa Kay Horton, Trustee

2

John Keith Horton
John Keith Horton, Trustee

Kiplen Alfred Horton
Kiplen Alfred Horton, Trustee

STATE OF ALABAMA)
SHELBY COUNTY)



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Malissa Kay Horton and Kiplan Alfred Horton**, whose names as Trustees under The Peggy Horton Family Trust, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2015.

[Signature]
Notary Public
My Commission Expires: 12-13-16

STATE OF MISSISSIPPI)
COUNTY OF)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John Keith Horton**, whose name as Trustee under The Peggy Horton Family Trust, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of June, 2015.



[Signature]
Notary Public
My Commission Expires: 6-8-18

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southeast Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, being the remaining part of the land described in a deed to John Kenneth and Peggy Horton, recorded in Deed Book 296, at Page 884, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at an iron bar found at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 26; thence South 00 degrees 03 minutes 00 seconds East along the East line of said Quarter Section, a distance of 342.66 feet to the center of Town Creek; thence South 74 degrees 02 minutes 43 seconds West along the center of Town Creek, a distance of 149.06 feet to a point; thence South 74 degrees 00 minutes 13 seconds West along the center of Town Creek a distance of 113.01 feet to the point of beginning; thence continuing South 74 degrees 00 minutes 13 seconds West along the center of Town Creek a distance of 47.00 feet to a point; thence Westerly a distance of 153 feet to a point located on East side of State Highway 25 right of way; thence North 25 degrees 41 minutes 00 seconds East along said right of way a distance of 129.37 feet to a railroad spike, found; thence South 70 degrees 18 minutes 48 seconds East a distance of 131.30 feet to a 1/2-inch rebar, found; thence South 01 degrees 04 minutes 40 seconds East a total distance of 126.97 feet to the point of beginning, passing at 97.42 feet an axle found.



20150608000191180 3/4 \$26.00
Shelby Cnty Judge of Probate, AL
06/08/2015 03:07:29 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name: The Peggy Horton Trust
Mailing Address: 1664 Savannah Park
Birmingham, AL 35216

Grantee's Name Willie M. Thomas, Jr.
Mailing Address 324 Hwy 25 East
Columbiana, AL 35051

Property Address: 21066 & 21056 Hwy 25
Columbiana, AL 35051

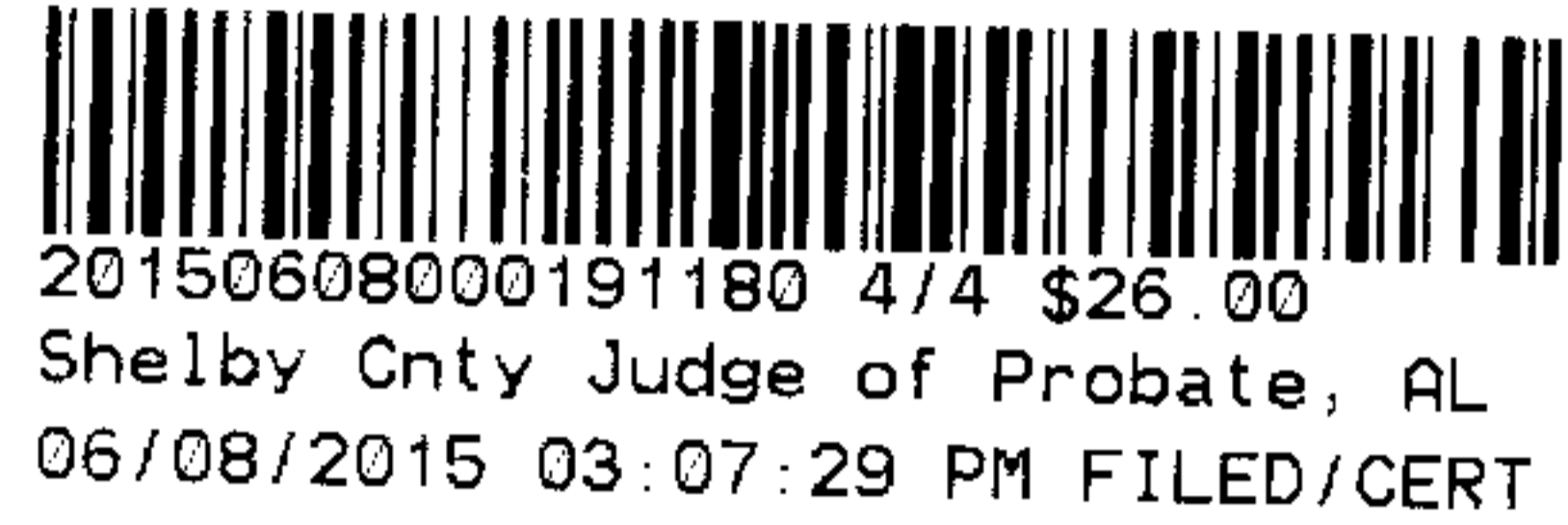
Date of Sale 5/29/15

Total Purchase Price \$200,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
Sales Contract
 Closing Statement

Appraisal
Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 5/29/15

Sign Malissa Kay Horton Kipler Alfred Horton
(Grantor/Grantee/Owner/Agent) circle one

Print MALISSA KAY HORTON Kipler Alfred Horton

Unattested

John Kent Horton
(Verified by)