

This Instrument was Prepared by:

Send Tax Notice To: Phillip Lee Walters, Jr.

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

707 Forest Hill, Trane  
Alabaster AL 35007

File No.: S-21-27084

**WARRANTY DEED**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Donald Horton**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Phillip Lee Walters, Jr.**, (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

**Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

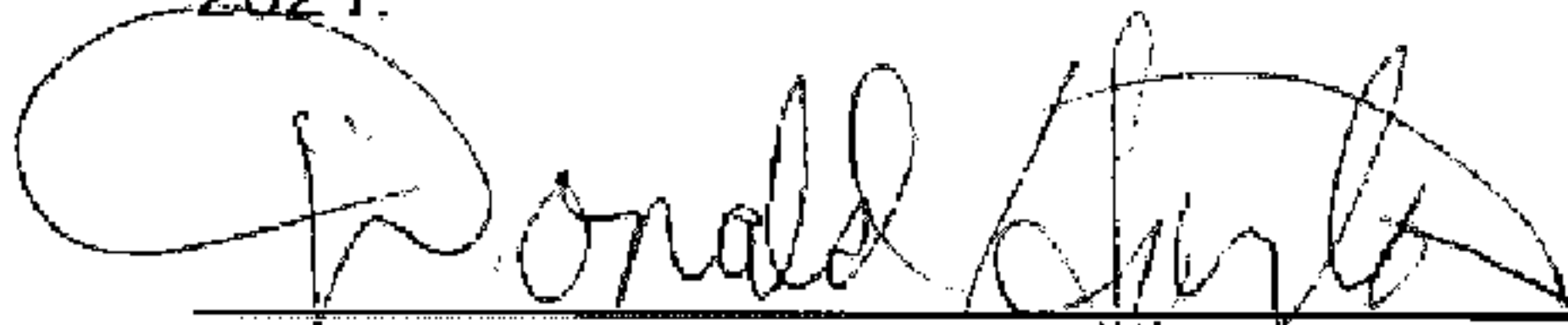
**Property constitutes no part of the homestead of the Grantor herein or his spouse, if any.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of April, 2021.

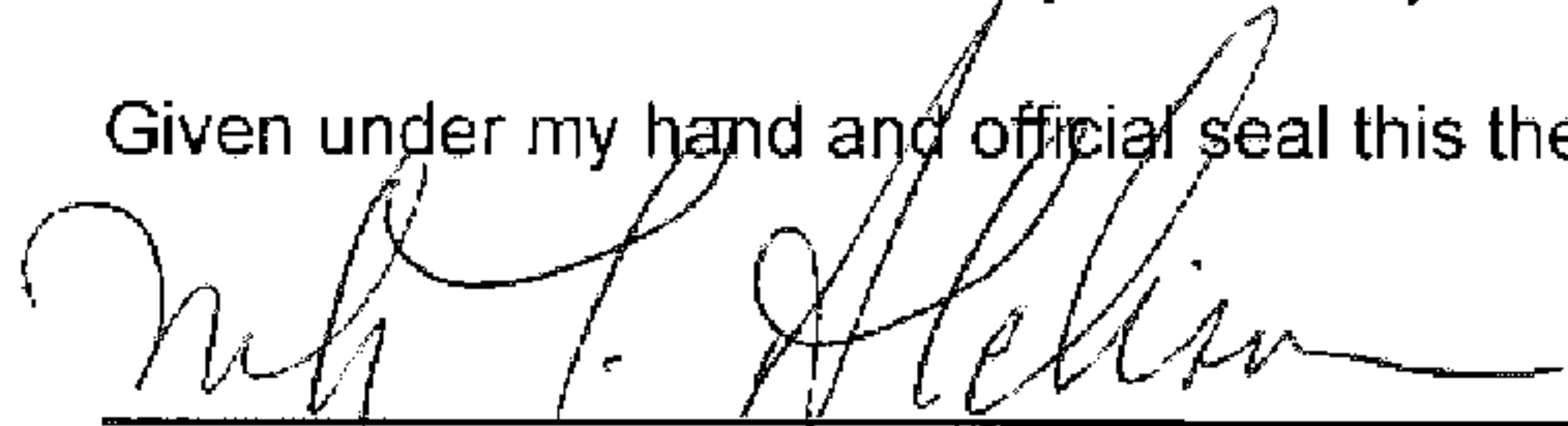
  
Donald Horton

State of Alabama

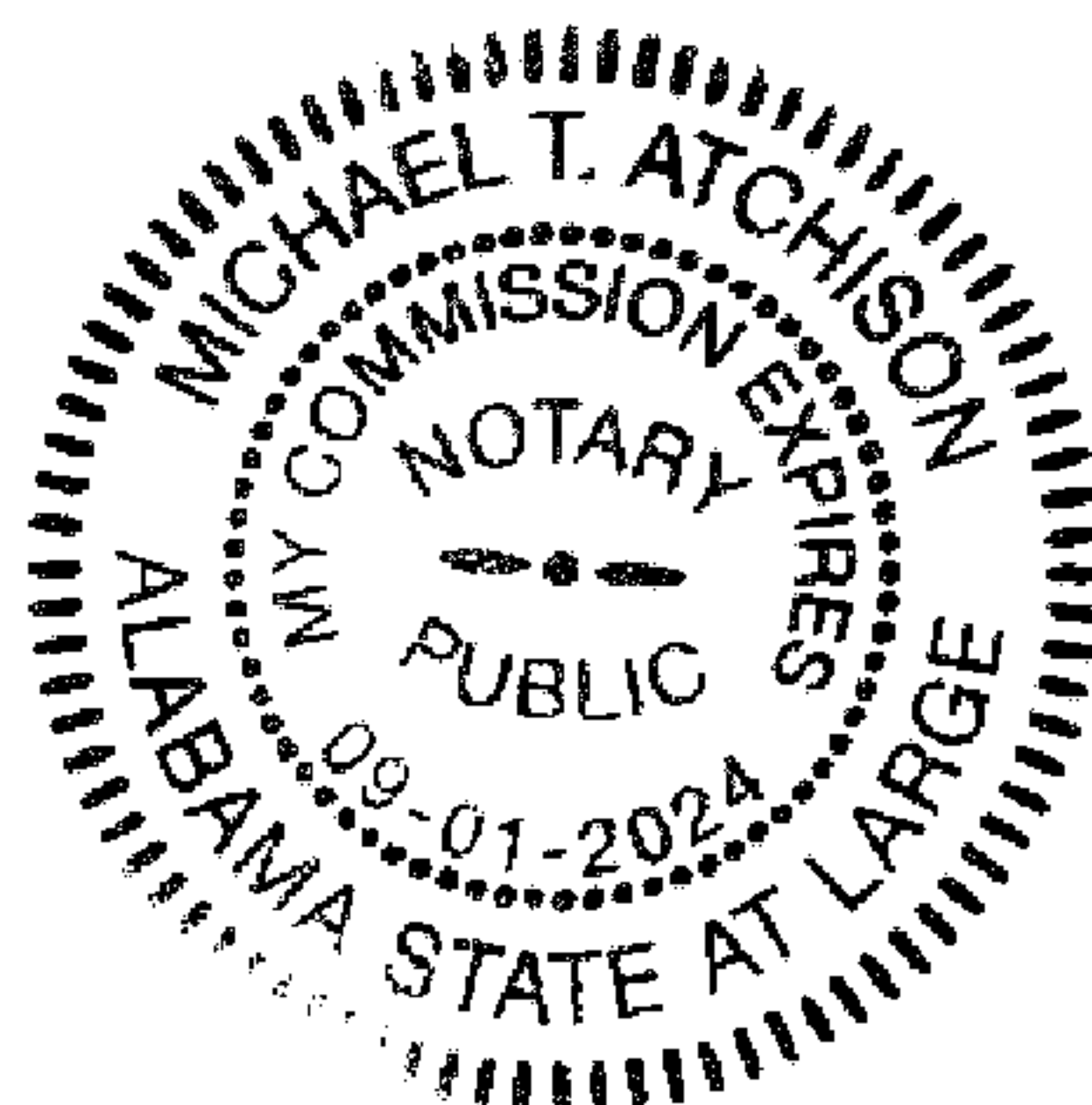
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Donald Horton, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2021.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**SURFACE RIGHTS ONLY TO:**

**PARCEL E:**

A part of the N 1/2 of the NW 1/4 of Section 1, Township 22 South, Range 1 East, Shelby County, Alabama, said parcel being more particularly described as follows:

To find the point of beginning start at the Northeast corner of the NW 1/4 of the NW 1/4 and run South 87 degrees 06 minutes West and along the North boundary of the NW 1/4 of the NW 1/4 for a distance of 60.03 feet to the point of beginning; thence continue South 87 degrees 06 minutes West and along the North boundary of said forty for a distance of 210.11 feet to a point; thence run South 01 degrees 02 minutes East parallel to and 270 feet West of the East boundary of the NW 1/4 of the NW 1/4 for a distance of 945.66 feet to a point; thence run North 88 degrees 00 minutes East parallel to and 270 feet South of the North boundary of the S 1/2 of the NE 1/4 of the NW 1/4 for a distance of 926.36 feet to a point on the West margin of a 60-foot ingress-egress easement; thence run North 23 degrees 26 minutes West and along the West margin of said easement for a distance of 225.60 feet to a point on the South margin of said easement, 60 feet South of the North boundary of the South 1/2 of the NE 1/4 of the NW 1/4; thence run South 88 degrees 00 minutes West and along the South margin of said easement and parallel to and 60 feet South of the North boundary of said twenty for a distance of 630.35 feet to a point on the West margin of said easement; thence run North 1 degrees 02 minutes West and along the West margin of said easement and 60 feet West and parallel to the East boundary of the NW 1/4 of the NW 1/4 for a distance of 738.93 feet to the point of beginning of said parcel.

