

This Instrument was Prepared by:

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

File No.: MV-22-28829

Send Tax Notice To: Paul Wayne Horton
Remona Glass Horton

2250 Beaver Creek Rd
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Seven Thousand Dollars and No Cents (\$187,000.00)**, 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, **Jeffrey H. Whitlock and Marilyn W. Whitlock**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Paul Wayne Horton and Remona Glass 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

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$187,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 15th day of June, 2023.

Jeffrey H. Whitlock Marilyn W. Whitlock
Jeffrey H. Whitlock Marilyn W. Whitlock

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jeffrey H. Whitlock and Marilyn W. Whitlock, 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 15th day of June, 2023.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

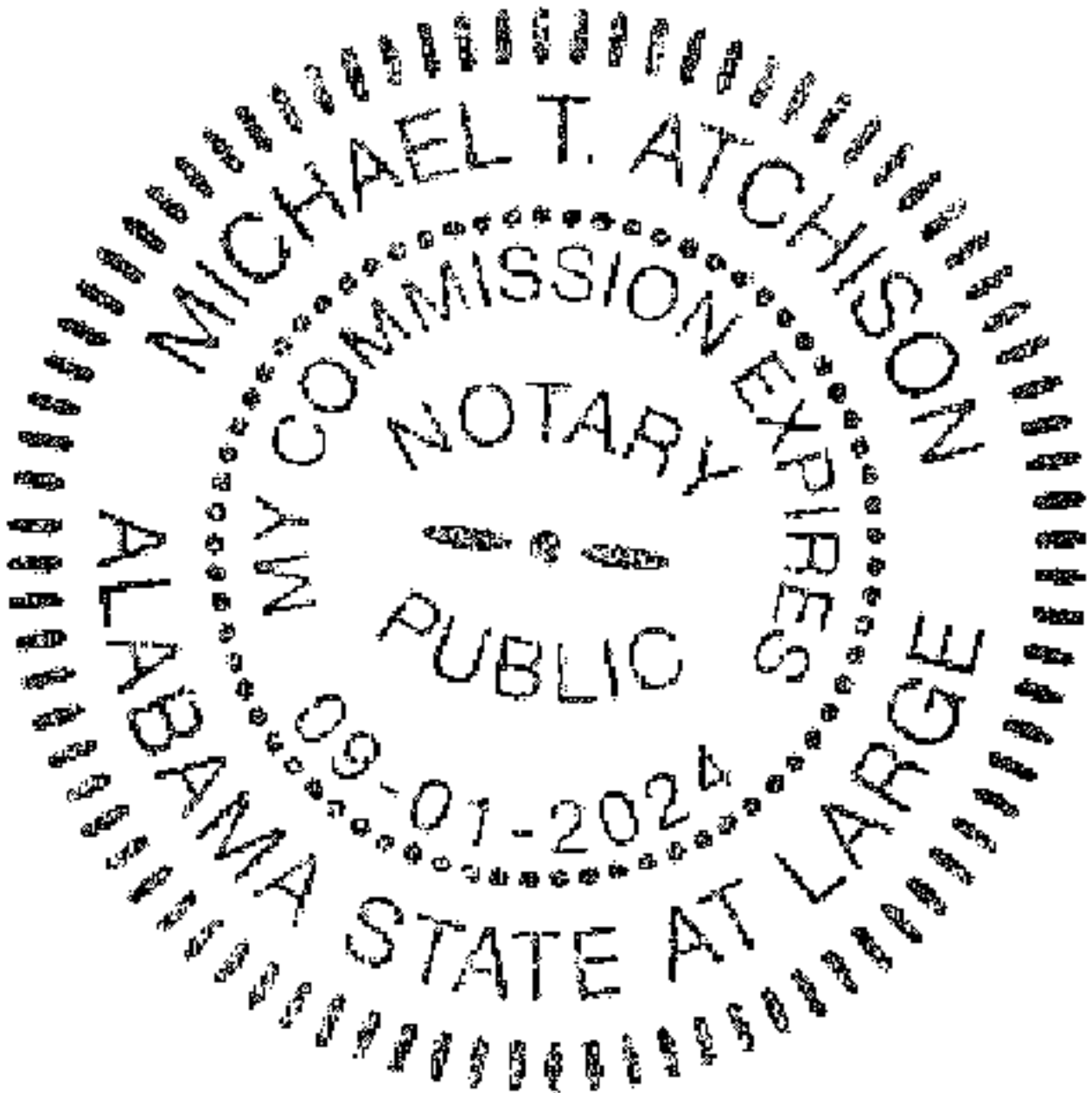


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of NW 1/4, Section 7, Township 22 South, Range 1 East; thence North 2 degrees 06 minutes West (MB) for a distance of 1251.70 feet to the point of beginning of the parcel of land herein described; thence continue North 2 degrees 06 minutes West (MB), being along the Huntsville Meridian for a distance of 70.06 feet to an iron pin (found in place and marked S.I.C); thence continue along said Huntsville Meridian for a distance of 203.91 feet to a point, being 24 feet off centerline of a rural county road having no recorded R.O.W. (Beaver Cr. Cemetery Rd.); thence turn an angle of 109 degrees 02 minutes 00 seconds to the right and proceed South 73 degrees 04 minutes 00 seconds East (MB) for a distance of 203.00 feet, being a chord passing within 11 feet of the centerline of said rural road to a point being 22 feet off centerline of said rural road; thence turn an angle of 69 degrees 24 minutes to the right and proceed South 3 degrees 40 minutes 00 seconds East (MB) for a distance of 206.25 feet to a point; thence turn an angle of 91 degrees 09 minutes to the right and proceed South 87 degrees 29 minutes 00 seconds West (MB) for a distance of 197.58 feet to the point of beginning.

Said property is lying in the W 1/2 of W 1/2 of NW 1/4, Section 7, Township 22 South, Range 1 East, Shelby County, Alabama

Allen S. Bayal

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Form RT-1