

STATE OF ALABAMA  
SHELBY COUNTY

WARRANTY DEED

3028

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Seven Thousand and NO/100 DOLLARS (\$27,000.00) to the undersigned Grantor, Steven W. Parrott aka Steven Parrott and wife, Constance L. Parrott aka Connie Parrott, in hand paid by the Grantee, herein, the receipt whereof is acknowledged, we, Steven W. Parrott aka Steven Parrott and Constance L. Parrott aka Connie Parrott, (herein referred to as Grantors) do grant, bargain, sell and convey unto Michael E. Turner and Cheryl A. Turner, (herein referred to as Grantee) for and during his life, in fee simple, the following described real estate situated in Shelby County, Alabama:

Parcel I

Begin at the NW corner of the SE 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 89 deg. 19 min. 03 sec. East along the North line of said 1/4 1/4 Section 530.80 feet; thence run South 2 deg. 45 min. 00 sec. West 148.34 feet; thence run South 88 deg. 55 min. 26 sec. West 520.37 feet to its intersection with the West line of said 1/4 1/4 Section; thence run North 01 deg. 16 min. 19 sec. West along said West line 151.66 feet to the point of beginning.

Parcel II

Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 01 deg. 16 min. 19 sec. East along the West line of said 1/4 1/4 Section 151.66 feet to the point of beginning; thence continue along the last described course 151.67 feet; thence run South 86 deg. 21 min. 29 sec. East 298.62 feet; thence run North 69 deg. 3 min. 1 sec. East 229.33 feet; thence run North 2 deg. 45 min. 00 sec. East 98.49 feet; thence run South 88 deg. 55 min. 26 sec. West 520.37 feet to the point of beginning. Subject to a 20 foot easement for ingress and egress for Parcel I, being the West 20 feet of said property.

Subject to the following easement for ingress and egress:

Begin at the NE corner of the SW 1/4 of NE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 1 deg. 16 min. 19 sec. East along the East boundary of said 1/4 1/4 Section 303.33 feet to point of beginning; thence South 68 deg. 5 min. 32 sec. West for 26.72 feet to intersection with the East right of way of Shelby County Highway No. 51; thence South 16 deg. 42 min. 18 sec. East along said East right of way 20.00 feet; thence North 68 deg. 5 min. 32 sec. East for 21.01 feet to intersection with said East boundary; thence South 86 deg. 21 min. 29 sec. East for 20.07 feet; thence North 1 deg. 16 min. 19 sec. West for 21.37 feet; thence North 86 deg. 21 min. 29 sec. West for 20.07 feet to the point of beginning.

Parcel III

Part of the SW 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Beginning at the Northeast corner of said SW 1/4 of the NE 1/4, run in a Westerly direction along the North line of said SW 1/4 of the NE 1/4 for a distance of 111.84 feet to an existing iron pin being on the East right-of-way line of Shelby County Road #51; thence turn an angle to the left and run in a Southeasterly direction along said East right-of-way line of Shelby County Road #51 for a distance of 420.26 feet, more or less, to a point of intersection with the East line of said 1/4 1/4 Section; thence turn an angle to the left and run in a Northerly direction along said East line of said 1/4 1/4 Section for a distance of 403.38 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following described parcel:

Begin at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of

BOOK 359 PAGE 714

Mark A. Pickens  
P.O. Box - 59372

Section 5, Township 20 South, Range 1 East, thence in a Southerly direction along the East boundary of said 1/4 1/4 Section for 303.38 feet to point of beginning; thence continue Southerly along said East boundary 100.00 feet to intersection with the East right of way boundary of Shelby County Highway No. 51; thence turning an angle of 164 deg. 36 min. 56 sec. to the right in a Northwesterly direction along said East right of way 96.42 feet; thence turning an angle of 90 deg. 00 min. to the right in an Easterly direction 26.53 feet to the point of beginning.

All of the above being situated in Shelby County, Alabama.  
Subject to easements, restrictions, limitations and rights of way of record.

TO HAVE AND TO HOLD to the said Grantee for and during his life, and to his heirs and assigns forever.

And we do for us and for our heirs, executors, and administrators covenant with the said Grantee, his heirs 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, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of August, 1991.

WITNESS

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

550  
500  
300  
100

91 AUG 20 PM 3:33

JUDGE OF PROBATE

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven W. Parrott aka Steven Parrott and Constance L. Parrott aka Connie Parrott, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 9th day of August, 1991.

Notary Public

Commission expires: 1-22-23