

SEND TAX NOTICE TO:

RUGGARD K. GRUNES  
1824 Trail Ridge Dr.  
Pelham, Al. 35124

This instrument was prepared by

*JK*



(Name) STONE, PATTON, KIERCE & FREEMAN  
(Address) 118 North 18th Street  
Bessemer, Alabama 35020

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE HUNDRED ELEVEN THOUSAND AND NO/100 (\$111,000.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
KAREN T. YOUNG TURNER and husband, HOMER H. TURNER, JR.

(herein referred to as grantors) do grant, bargain, sell and convey unto

RICHARD L. GRIMES and CINDY H. ELDER

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

SHELBY County, Alabama to-wit:

Lot 1, Block 4, according to the Survey of Indian Hills,  
Second Sector, as recorded in Map Book 4, Page 91, in the Probate  
Office of Shelby County, Alabama.

SUBJECT to 1991 Ad Valorem taxes which constitutes a lien but  
are not due and payable until October 1, 1991;

Building setback line of 40 feet reserved from Trail Ridge  
Drive as shown by plat;

Public utility easements as shown by recorded plat, including a  
10 foot easement on the Westerly rear side and a 20 foot on the Northerly  
side of subject property.

Restrictions, covenants and conditions as set out in Deed Book 231,  
page 543, and Deed Book 258, page 193, in Probate Office;

Rights-of-way granted to Alabama Power Company and Southern Bell  
Telephone & Telegraph Co. of record in Deed Book 232, page 227 and Deed  
Book 232, page 264, in Probate Office.

Easements to Alabama Power Company of record in Deed Book 179,  
page 380 and Deed Book 234, page 657, in Probate Office.

Agreement in regard to the Water Works Board of record in Deed  
Book 229, pages 112 and 109 in the Probate Office.

\$99,900.00 of the above recited consideration was furnished to  
grantee through a loan secured by mortgage on said real estate executed  
simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 other-  
wise 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  
persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 25th  
day of August, 19 91

WITNESS:

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 SEP -6 AM 8:11

STATE OF ALABAMA  
JUDGE OF PROBATE

JEFFERSON COUNTY

General Acknowledgment

1. Bond Fee	\$ 11.50
2. Mfg. Fee	(Seal)
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 18.00</b>

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Karen T. Young Turner and husband, Homer H. Turner, Jr.  
whose name s 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 25th day of August A. D., 19 91

Linda G. Parish

Notary Public.

*Fed Deanna*