

This instrument was prepared by

Send Tax Notice To Jenny Yang

(Name) J. Dan Taylor

name
208 Sumner Drive

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

address
Calera, Al. 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of NINE THOUSAND FIVE HUNDRED AND 00/100
(\$9,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

MARVIN JAMES TURNER, and wife, LINDA BECK TURNER

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

JENNY YANG, and DONNA YANG

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

Shelby

County, Alabama to-wit:

SEE LEGAL ON ATTACHED EXHIBIT "A"

Subject to easements, restrictions, and rights of way of record.
Subject to 1994 taxes not yet due and payable.

Grantor hereby warrants that the property herein conveyed is not the
Homestead of Grantor or Grantors spouse.

Inst # 1994-17936

06/03/1994-17936
02:35 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HJS 20.50

TO HAVE AND TO HOLD unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantors herein) in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, 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 18th

day of January, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

Marvin James Turner (Seal)
MARVIN JAMES TURNER
Linda Beck Turner (Seal)
LINDA BECK TURNER

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

JUDITH JONES GARRETT

a Notary Public in and for said County, in said State,

do hereby certify that MARVIN JAMES TURNER, and wife, LINDA BECK TURNER

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 official seal this 18th day of January, A. D., 1994.

Judith Jones Garrett
JUDITH JONES GARRETT

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EXHIBIT "A"

A PART OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST; DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 NE 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST; THENCE NORTHERLY A DISTANCE OF 668.52 FEET ALONG THE WEST BOUNDARY OF SAID SW 1/4 OF THE NE 1/4 TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 16; THENCE RIGHT 00 DEGREES 07'33", CONTINUE 469.00 FEET ALONG SAID WEST BOUNDARY; THENCE RIGHT 89 DEGREES 16'18", EASTERLY 186.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY 227.09 FEET ALONG THE PREVIOUSLY DESCRIBED COURSE TO THE WESTERLY PRESCRIPTIVE RIGHT-OF-WAY LINE OF A DIRT ROAD KNOWN AS BIRMINGHAM ROAD; THENCE RIGHT 92 DEGREES 39'24", SOUTHERLY 215.95 FEET ALONG SAID WESTERLY RIGHT-OF-WAY; THENCE LEFT 01 DEGREES 56'39", SOUTHERLY 85.47 FEET ALONG SAID LINE TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE RIGHT THROUGH A CENTRAL ANGLE OF 102 DEGREES 56'49", AN ARC DISTANCE OF 89.84 FEET ALONG SAID CURVED RIGHT-OF-WAY TO THE POINT OF TANGENCY; THENCE NORTHWESTERLY 44.04 FEET ALONG SAID TANGENT LINE TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 31, SAID RIGHT-OF-WAY BEING 130 FEET FROM THE CENTERLINE OF SAID HIGHWAY; THENCE RIGHT 55 DEGREES 29'34", NORTHWESTERLY 90.23 FEET ALONG SAID RIGHT-OF-WAY TO THE BEGINNING OF A CURVE TO THE RIGHT, 130 FEET RIGHT OF CENTERLINE STATION 187+32.6, HAVING A RADIUS OF 2,161.83 FEET; THENCE RIGHT THROUGH A CENTRAL ANGLE OF 07 DEGREES 04'03", AN ARC DISTANCE OF 266.67 FEET ALONG SAID CURVED RIGHT-OF-WAY TO THE POINT OF BEGINNING. CONTAINING IN ALL 1.32 ACRES, MORE OR LESS.

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