

This instrument was prepared by:

Schwartz & Crumpton

### WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS

Inst # 1994-35505

That in consideration of ONE HUNDRED FORTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100 ..... DOLLARS (\$147,250.00 ) and other valuable consideration to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DAVID TURNER AND NANCY TURNER

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto KEITH EVAN KARR AND WIFE, SHAWN D. KARR

(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 AND MADE A PART HEREOF FOR ALL PURPOSES.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 30th day of NOVEMBER, 1994.

WITNESS:

\_\_\_\_\_  
(SEAL)

*David Turner*  
DAVID TURNER (SEAL)

\_\_\_\_\_  
(SEAL)

*Nancy Turner*  
NANCY TURNER (SEAL)

Inst # 1994-35505 (SEAL)

12/02/1994-35505  
12:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50 (SEAL)

*Mike A.*

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment:

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
DAVID TURNER AND NANCY TURNER

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 30th day of November A.D., 1994.

MY COMMISSION EXPIRES: 10/16/96

  
\_\_\_\_\_  
Notary Public

Grantee's Address:

40 OVERHILL ROAD  
MONTEVALLO, ALABAMA 35115

EXHIBIT "A"

A parcel of land in the SE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:  
Commence at the Southwest corner of said 1/4-1/4 section; thence run South 81 degrees 28 minutes East 106.41 feet (measured) 108.06 feet (map) to the point of beginning; thence continue last course 452.56 feet; thence run North 10 degrees 28 minutes West 393.46 feet to a point on the South right-of-way of Overhill Road, said point being on a clockwise curve having a delta angle of 06 degrees 20 minutes 58 seconds and a radius of 439.64 feet; thence run along the arc of said curve 50.00 feet along said right-of-way; thence run South 86 degrees 04 minutes West 347.05 feet; thence run South 03 degrees 56 minutes East 290.22 feet to the point of beginning.  
According to the survey of Amos Cory P.L.S.#10550, dated November 28, 1994.

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12/02/1994-35505  
12:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOS HCB 14.50