

**SEND TAX NOTICES TO:**  
**Jack Turner**  
**Nancy C. Turner**  
**3901 Cannock Drive**  
**Birmingham, AL, 35242**

**WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Two Hundred Ninety Five Thousand and 00/100 Dollars (\$295,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **Barton Weeks and wife, Donna Roberts** (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **Jack Turner and Nancy C. Turner** (herein referred to as "Grantee") as joint tenants, with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 158, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 1st Phase, as recorded in Map Book 14, page 83 A & B, in the Probate Office of Shelby County, Alabama.

Subject to i) 1995 taxes, a lien but not yet payable; ii) easements, restrictions, building lines, release of damages, declarations, drainage agreements, covenants, and agreements of record; and iii) mineral and mining rights not owned by Grantor.

[\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**TO HAVE AND TO HOLD** the described premises to Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intentions of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest if fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenant in common.

**AND THE GRANTOR** does for themselves, and their heirs, executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs,

executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10th day of February, 1995.

Barton Weeks L.S.  
Barton Weeks

Donna Roberts L.S.  
Donna Roberts

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barton Weeks and Donna Roberts, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of February, 1995.

William B. Hairston III  
NOTARY PUBLIC  
My Commission Expires: 6/7/95

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston III  
Engel, Hairston, & Johanson P.C.  
P.O. Box 370027  
Birmingham, AL 35237  
(205) 328-4600

Inst # 1995-03888

ALA-War.ded 2/8/95 4:09pm

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02/13/1995-03888  
12:38 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 206.00