

This instrument was prepared by

Send Tax Notice To: GENE F. TURNEY

(Name) GENE W. GRAY, JR.

name

1980 MOUNTAIN LAUREL LANE

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$127,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
OMAR H. WILLIS AND WIFE, MILDRED D. WILLIS

(herein referred to as grantors) do grant, bargain, sell and convey unto GENE F. TURNEY AND WIFE, MARIANNE C. TURNEY

(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 1A, ACCORDING TO THE SURVEY OF WILLIS SURVEY, AS RECORDED IN MAP BOOK 21, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT EASEMENTS AND RESTRICTIONS AS SHOWN ON RECORDED MAP. RESTRICTIONS OR COVENANTS RECORDED IN MISC. 41, PAGE 257. RESTRICTIONS REGARDING ALABAMA POWER COMPANY RECORDED IN MISC. VOL. 35, PAGE 689.. AGREEMENT WITH ALABAMA POWER COMPANY RECORDED IN MISC. VOL. 35, PAGE 683. RESTRICTIONS APPEARING OF RECORD IN MISC. VOL. 36, PAGE 30; MISC. VOL. 14, PAGE 536; MISC. VOL. 17, PAGE 550 AND MISC. VOL. 34, PAGE 549. PARTY WALL AGREEMENT RECORDED IN MISC. VOL. 35, PAGE 611 AND MISC. VOL. 36, PAGE 92. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN VOL. 127, PAGE 140.

\$102,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 grantees herein) in the event one grantee herein survives the other, the entire interest in 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 tenants in common.

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 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 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 10th day of October, 19 96.

(Seal)

(Seal)

(Seal)

Omar H. Willis (Seal)
OMAR H. WILLIS
Mildred D. Willis (Seal)
MILDRED D. WILLIS
10/15/1996-34303 (Seal)
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that OMAR H. WILLIS AND WIFE, MILDRED D. WILLIS 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 10th day of October, A.D., 1996

Gene F. Gray, Jr.
GENE F. GRAY, JR.

Notary Public

Inst # 1996-34303