

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration to the undersigned grantor, Montevallo Development Company a corporation, in hand paid by Edward Brown Turpin, Jr. and wife, Naomi Loretta Turpin the receipt whereof is acknowledged, the said Montevallo Development Company

does by these presents, grant, bargain, sell, and convey unto the said

Edward Brown Turpin, Jr. and wife, Naomi Loretta Turpin as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 17, in Block 3, according to "Arden Sub-Division", of the Town of Montevallo, Alabama, as recorded in Map Book 3, on page 64, in Probate Office of Shelby County, Alabama.

Subject to easements executed by Montevallo Development Company, Inc. to Southern Bell Telephone & Telegraph Company and Alabama Power Company as recorded in Deed Book 165, Page 480, in said Probate Office.

Subject to restrictions, conditions and limitations contained in instrument recorded in Map Book 139, Page 269, in said Probate Office.

Subject to ad valorem taxes for the current year, 1960.

HAVE AND TO HOLD said property unto the said Edward Brown Turpin, Jr. and wife, Naomi Loretta Turpin 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Montevallo Development Company does for itself, its successors and assigns, covenant with said Edward Brown Turpin, Jr. and wife, Naomi Loretta Turpin heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as hereinabove noted; that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said

Edward Brown Turpin, Jr. and wife Naomi Loretta Turpin heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Montevallo Development Company has hereunto set its signature by its President, who is duly authorized, on this day of April, 1960.

ATTEST:

MONTEVALLO DEVELOPMENT COMPANY

By

President.

Secretary.

BOOK 208 PAGE 613

Montevally Development

Montevallo Development

Company

TO

Edward Brown Turpin, Jr.
and wife Naomi Loretta
Turpin

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

I, Conrad M. Fowler, Jr., Judge of Probate hereby
certify that the within deed was
filed in this office for record on the 10 day
of April 1960 at 11:10 o'clock, A.M.
and recorded in Book 22 at page 653
and the Mortgage Tax of \$ 16.00 has been paid
Deed Tax of \$ 16.00

Conrad M. Fowler
Judge of Probate

Fee \$ 1.45

16.00
1.45
17.45

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

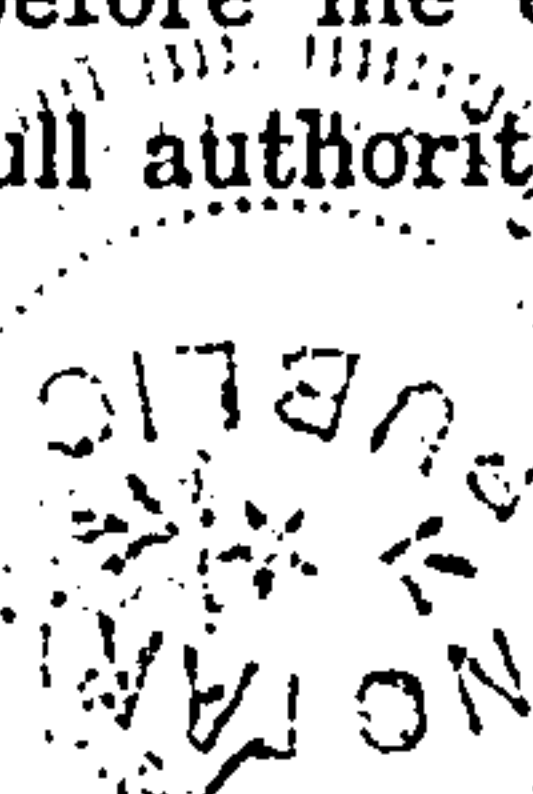
SHELBY

County

I, *Elmer L. Kendrick*, a Notary Public in and for said
county in said state, hereby certify that
whose name as *K. E. Whaley* President of the Montevallo Development Company
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28 day of April, 1960.

Elmer L. Kendrick
Notary Public.



STATE OF ALABAMA, SHELBY COUNTY
I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed
for record in this office on the 10 day of April 1960 at 11:10 o'clock, and
recorded in Book 22 at page 653 on the 10 day of April 1960.
Mortgage Tax 16.00 has been paid.
Conrad M. Fowler
Judge of Probate

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed
for record in this office on the 6 day of May 1960 at 2:00 o'clock, and
recorded in Book 22 at page 653 on the 10 day of April 1960.
Mortgage Tax 16.00 has been paid.
Conrad M. Fowler
Judge of Probate