

This instrument was prepared by
(Name) Harrison and Conwill
(Address) Columbiana, Alabama 35051 2362
Form 1-1-27 Rev. 1-66 Jointly for Life with Remainder to survivor
WARRANTY DEED/Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand and no/100 Dollars and the assumption of unpaid balance on mortgages recorded in Probate Office of Shelby County, Alabama, in Mortgage Book 321 page 318 and Mortgage Book 330 page 838 in Probate Office,
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James G. Turquitt and wife, Cindy Turquitt

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Med Douglas Goodwin and Patricia Clusker Goodwin for and during their joint lives & upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1 of SUNNY BROOK more particularly described as follows: Begin at the southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 20 South, Range 3 West; thence in an easterly direction along the south boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 55 feet, more or less, to the east waters edge as it now exists, said waters edge being the point of beginning; thence continuing in an easterly direction along said south boundary 308 feet, more or less, to intersection with the west right-of-way boundary of a public road; thence turn an angle of 81 deg. 22 min. to the left in a northeasterly direction along said west right-of-way boundary 92.70 feet to the point of beginning of the arc of a curve turning to the left, having a central angle of 2 deg. 28 min. having a radius of 980.89 feet and having a chord of 47.90 feet; thence in a northeasterly direction along the arc of said curve which is also the west boundary of said right-of-way 47.92 feet; thence turn an angle of 102 deg 16 min. to the left from said chord in a southwesterly direction 302 feet, more or less to said east boundary of waters edge; thence in a southwesterly direction along said east boundary of waters edge 115 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

19750207000006000 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1975 12:00:00AM FILED/CERT

~~TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.~~

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 hands(s) and seal(s), this _____ day of February, 1975.

BOOK 230 PAGE 635
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB -7 AM 8:10
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons: J. M. B. Conner
JUDGE OF PROBATE

_____(Seal)_____
_____(Seal)_____
_____(Seal)_____
James G. Turquitt (Seal)
Cindy Turquitt (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that James G. Turquitt and wife, Cindy Turquitt 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 _____ day of February, A. D., 1975.
Harrison J. Conner

Notary Public.