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This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law, P. O. Box 557,
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One and no/100 Dollar and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, HAROLD JEROME TURNER and wife, MARY ANN TURNER; EUNICE TURNER, a widow; WILLIAM I. TURNER and wife, SARA JO TURNER; FLOYD M. TURNER, an unmarried man; EMOJENE BARNES and husband, JOSEPH D. BARNES; RUBY J. CLINKSCALES and husband, E. M. CLINKSCALES; THOMAS D. TURNER and wife, BETTY JEAN TURNER; and BILLY BEATTY, an unmarried man (herein referred to as grantors), do grant, bargain, sell and convey unto THOMAS D. TURNER and BETTY JEAN TURNER (herein referred to as GRANTEES) for and during their joint lives and 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, the following described real estate situated in SHELBY County, Alabama, to-wit:

From the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 18 South, Range 2 East, run South along the West boundary of said quarter a distance of 410.00 feet to the point of beginning; thence continue in a straight line a distance of 615.00 feet; thence left 97 deg. 33 min. a distance of 962.82 feet; thence left 85 deg. 27 min. a distance of 440.86 feet; thence left 84 deg. 11 min. a distance of 964.61 feet to the point of beginning of the property herein described.

ALSO an easement for ingress and egress described as follows: Commence at the NW corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27, Township 18 South, Range 2 East; run East along the North line of said forty 1009.61 feet to a point; thence turn an angle of 90 deg. 38 min. to the right and run South 525.78 feet to the point of beginning of easement conveyed; thence turn an angle of 95 deg. 49 min. to the right and run West 50.14 feet to a point; thence turn an angle of 95 deg. 49 min. to the left and run South 440.86 feet to a point; thence turn an angle of 94 deg. 33 min. to the left and run East 252.75 feet to a point; thence turn an angle of 33 deg. 43 min. to the right and run Southeasterly 260 feet to a point on the West right-of-way of Shelby County Highway No. 57 thence turn an angle of 94 deg. 20 min. to the left and run North-easterly along the West right-of-way line of said highway a distance of 50 feet; thence turn an angle of 94 deg. 20 min. to the left and run a distance of 282 feet to a point; thence turn an angle of 33 deg. 43 min. to the left and run a distance of 210 feet to a point; thence turn an angle of 94 deg. 33 min. to the right and run North to point of beginning of easement.

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The above grantors and grantees constitute all of the heirs at law and next of kin of J. Guy Turner, deceased.

TO HAVE AND TO HOLD to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals, this 30th day of July, 1981.

Harold Jerome Turner (SEAL)
Harold Jerome Turner

Mary Ann Turner (SEAL)
Mary Ann Turner

Eunice Turner (SEAL)
Eunice Turner

William I. Turner (SEAL)
William I. Turner

Sara Jo Turner (SEAL)
Sara Jo Turner

Floyd M. Turner (SEAL)
Floyd M. Turner

Emojene Barnes (SEAL)
Emojene Barnes

Joseph D. Barnes (SEAL)
Joseph D. Barnes

Ruby J. Clinkscales (SEAL)
Ruby J. Clinkscales

E. M. Clinkscales (SEAL)
E. M. Clinkscales
Thomas D. Turner (SEAL)
Thomas D. Turner
Betty Jean Turner (SEAL)
Betty Jean Turner
Billy Beatty (SEAL)
Billy Beatty
____ (SEAL)
____ (SEAL)

State of Alabama
Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold Jerome Turner and wife, Mary Ann Turner; Eunice Turner, a widow; William I. Turner and wife, Sara Jo Turner; Floyd M. Turner, an unmarried man; Emoene Barnes and husband, Joseph D. Barnes; Ruby J. Clinkscales and husband, E. M. Clinkscales; Thomas D. Turner and wife, Betty Jean Turner; and Billy Beatty, an unmarried man whose names 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 July, 1981.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1981 AUG 28 AM 9:55
Thomas G. Snowden, Jr.
JUDGE OF PROBATE

H. F. Conner
Notary Public
Paid TAX .50
Rec 10.00
Inv 1.00
11.50



State of Alabama
Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____

whose names 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 _____, 1981.

Notary Public

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