

SEND TAX NOTICE TO:

1234

(Name) Ralph J. Turk  
Helen Turk  
(Address) 6647 Remington Lane  
Helena, ALA.

141,585.60

This instrument was prepared by

(Name) Donald R. Williams, Assistant Counsel  
(Address) P. O. Box 27567, Richmond, VA 23261

Form 1-1-7 Rev. 5/82  
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of the sum of One Hundred Fourteen Thousand Nine Hundred Dollars (\$114,900.00)

to the undersigned grantor, LAWYERS TITLE INSURANCE CORPORATION, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto RALPH J. TURK AND HELEN TURK, husband and wife,

(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 59, according to the Survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

BOOK 343 PAGE 584 Subject to restrictions, easements, rights of ways of record.

This is the same property conveyed unto Grantor by deed from Jeffrey L. Persson and wife, Pamela L. Persson dated August 21, 1982, recorded in Deed Book 342, Page 319 in Shelby County, Alabama.

As a part of the consideration recited above, grantees assume and agree to pay the balance due under that mortgage in the original amount of \$71,000 with a present balance of approximately \$70,317.39 to Jefferson Federal Savings & Loan Association recorded in Mortgage Book 406, page 459, Probate Office of Shelby County, Alabama.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, John Goode who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of September 1982

ATTEST:  
*[Signature]*  
1982

STATE OF ALA. SHELBY CO. I CERTIFY THIS  
Assistant Secretary WAS FILED  
By John Goode Vice President  
LAWYERS TITLE INSURANCE CORPORATION

STATE OF VIRGINIA }  
COUNTY OF HENRICO }

1982 NOV 12 AM 9:44

Deed TAX \$5.00  
Rec 1.50  
Jud 1.00  
47.50

*[Signature]*  
JUDGE OF PROBATE

APPROVED AS TO FORM BY LEGAL DEPT. *[Signature]* 9/17/82

I, Corinne A. Monroe, State, hereby certify that John Goode whose name as Vice President of LAWYERS TITLE INSURANCE CORPORATION 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 17th day of September 1982

DOMINICK, FLETCHER, YEILDING, WOOD & LLOYD, P. A.

PROFESSIONAL ASSOCIATION  
2121 HIGHLAND AVENUE  
P. O. BOX 1387

NOTARY PUBLIC  
CORINNE A. MONROE  
My commission expires Feb. 5, 1983

My commission expires Feb. 5, 1983