

SEND TAX NOTICE TO:  
Ronald W. Wallace  
2554 Elizabeth Drive  
Helena, AL

This instrument was prepared by

(Name) LARRY L. HALCOMB  
ATTORNEY AT LAW  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMESWOOD, ALABAMA 36020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety seven thousand five hundred and no/100 (\$97,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Eddie L. Turner and wife, Linda M. Turner  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Ronald W. Wallace and Sandra W. Wallace

(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 9, according to the Map and Survey of Royal Oaks, Third Sector,  
First Phase, as recorded in Map Book 8, page 1, in the Office of  
the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1983.

Subject to restrictions, easement and building line of record.

\$ 50,000.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

BOOK 349 PAGE 557

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
See pmtg 425-807  
1983 AUG 29 AM 10:41  
Thomas A. Shouder, Jr.  
JUDGE OF PROBATE

Deed tax 47.50  
Rec 1.50  
Ind. 1.00  
50.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And ~~x~~(we) do for ~~ourselves~~(ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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 25th day of August, 19 83.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Eddie L. Turner (Seal)  
Linda M. Turner (Seal)  
\_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Eddie L. Turner and wife, Linda M. Turner 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 25th day of August A. D., 19 83