

This instrument was prepared by

(Name) Steven F. Casey

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Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Two Thousand and No/100 (\$32,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy J. Johnson and his wife, Beatrice D. Johnson

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert Harry Turnbull and his wife, Mary Anne Turnbull

(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: Lot 46, according to the survey of Meadowbrook, Second Sector, First Phase, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 7, Page 65, subject to:

1. Taxes due in the year 1983 which are a lien but not due and payable until October 1, 1983.
2. Any and all restrictions as recorded in Misc. Volume 21, Page 742 and amended in Misc. Volume 25, Page 825, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right of way to Alabama Power Company as recorded in Volume 146, Page 391 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Reservations of title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 319, Page 437, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way to Alabama Power Company and South Central Bell Telephone Company as recorded in Volume 313, Page 862 and Volume 313, Page 864 in the Office of the Judge of Probate of Shelby County, Alabama.
6. Any and all building line restrictions and easements shown by plat of subject property recorded in Map Book 7, Page 65 in the Office of the Judge of Probate of Shelby County, Alabama.

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 K(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 2d day of September 83, 19

WITNESS:

STATE OF ALA. SHELBY CO.
Deed TAX 32.00 I CERTIFY THIS
RECEIVED 1.50 INSTRUMENT WAS FILED
JUD 1.00
34 SEP 21 AM 9:52

Billy J. Johnson (Seal)
Beatrice D. Johnson (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Billy J. Johnson and wife, Beatrice D. Johnson, a Notary Public in and for said County, in said State, hereby certify that 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 2d day of September 83 A. D., 19

Return To:

AMERICAN TITLE INSURANCE CO.
2119 3rd AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

William A. Walden (Seal) Public.