

This Instrument Prepared By:
James C. Pino, Attorney at Law
P. O. Box 766, Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA:

COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty Four Thousand Nine Hundred and No/100 Dollars (\$24,900.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, David L. Turner and wife, Eddy Carol Turner, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Dean Construction Company, Inc., (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 807, according to the map and survey of Riverchase Country Club, Fifteenth Addition, as recorded in Map Book 8, Page 168, in the Probate Office of Shelby County, Alabama.

BOOK 002 PAGE 690
SUBJECT TO: (1) Taxes due in the year 1984, a lien, but not due and payable until October 1, 1984. (2) Easement and building line as shown by recorded plat. (3) Restrictions and conditions as shown by recorded plat. (4) Restrictions as recorded in Misc. Volume 14, Page 536, and amended by Misc. Volume 17, Page 550, in the said Probate Office. (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, recorded in Volume 127, Page 140, in the said Probate Office. (6) Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 56, Page 554, in the said Probate Office. (7) Agreement with regard to underground residential utility distribution with Alabama Power Company as recorded in Misc. Volume 56, Page 555, in the said Probate Office.

Grantee's Address: 2512 Hamilton Circle, Pelham, AL 35124
Grantor's Address: 2419 Eagle Court, Birmingham, AL 35216

TO HAVE AND TO HOLD, to the said Grantee, its heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, 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; and 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 the 17th day of September, 1984.

\$24,900.00 of the purchase price
recited above was paid from mortgage
loan closed simultaneously herewith.

David L. Turner
David L. Turner

Eddy Carol Turner
Eddy Carol Turner

✓ Cahaba Title

STATE OF ALABAMA:

COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David L. Turner and wife, Eddy Carol Turner, 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 the 17th day of September, 1984.



James C. King
Notary Public

BOOK 002 PAGE 691

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT FILED
002-692
1984 SEP 20 AM 9:15

James C. King
JUDGE OF PROBATE

Rec. 500
Ind. 100
600