

This instrument was prepared by

(Name).....

LARRY L. HALCOMB

ATTORNEY AT LAW

(Address).....

3512 OLD MONTGOMERY HIGHWAY

HOMewood, ALABAMA 35208

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars and other valuable consideration

to the undersigned grantor, Cornerstone Properties, Inc. 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

Joe Curtis Turpin, Jr. and Shirley A. Turpin

(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 4, according to the survey of Meadow Brook, 13th Sector, as recorded
in Map Book 9, Page 34, in the office of the Judge of Probate of Shelby
County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to easements, conditions, restrictions, set back lines, rights of way and
limitations, if any, of record.

\$20,000.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		_____
Mineral Tax		_____
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	3.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 FEB 14 AM 10:54

Thomas J. Halcomb
JUDGE OF PROBATE

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 con-
tingent remainder and right of reversion. 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 encum-
brances,

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 President, Donald M. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of February 1985

ATTEST:

Cornerstone Properties, Inc.

By *Donald M. Acton*
Secretary President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Donald M. Acton
whose name as President of Cornerstone Properties, Inc.
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 8th day of February

Land Title

Joyanne
My comm. expires 8/11/88

