

This instrument was prepared by

(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**

HOMWOOD, ALABAMA 35891

Send Tax Notice To:

S. Paul Turner

1146 Country Club Circle

Hoover, Alabama 35244

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 **Two hundred nineteen thousand four hundred five & No/100 (219,405.00)**

to the undersigned grantor, **D. L. Acton Building Company, 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

S. Paul Turner & Lynn H. Turner

(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 2730, according to the survey of Riverchase Country Club Twenty seventh Addition
Residential Subdivision, as recorded in Map Book 11 page 56, in the Office of the Judge
of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Minerals and mining rights excepted.

Subject to taxes for 1989.

Subject to Protective Covenants, building lines, easements, transmission line permit
and agreement with Alabama Power Company of record.

BOOK 224 PAGE 01

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

89 JAN 26 AM 11:43

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 44.50

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 48.00

\$ 175,400.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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, **Douglas L. Acton**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of January 1989

ATTEST:

D. L. Acton Building Company, Inc.

By *Douglas L. Acton* President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **Larry L. Halcomb**

a Notary Public in and for said County in said

State, hereby certify that **Douglas L. Acton**
whose name as President of

D. L. Acton Building Company, 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 25th day of

January 19 89

Larry L. Halcomb
Larry L. Halcomb

Notary Public