

SEND TAX NOTICE TO:

(Name) Mr. Michael E. Turner  
Route 1 Box 158 Highway 57,  
(Address) Vincent, Alabama 35178

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.  
100 Concourse Parkway, Suite 350  
(Address) Birmingham, Alabama 35244

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100ths-----DOLLARS

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

William I. Turner and wife, Sara J. Turner

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael E. Turner and wife, Cheryl A. Turner

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

LEGAL DESCRIPTION FOR ONE ACRE

A parcel of land in the NW 1/4 of the NW 1/4 of Section 26, Township 18 South, Range 2 East, Shelby County, Alabama; described as follows: Commence at the Northwest corner of said Section 26, Thence run East along the North Section line 469.62 feet, Thence turn right 90 deg. 00 min. and run South 534.74 feet to a point on the Northwesterly right-of-way of Shelby County Highway #57, Thence run South 34 deg. 09 min. 52 sec. West 320.00 feet along said right-of-way to the point of beginning; Thence continue last course 179.92 feet, Thence run North 55 deg. 50 min. 08 sec. West 185.00 feet, Thence run North 29 deg. 02 min. 00 sec. East 357.73 feet, Thence run South 00 deg. 39 min. 57 sec. West 211.51 feet, Thence run South 55 deg. 50 min. 08 sec. East 100.26 feet to the point of beginning. Containing 1.00 acre.

Inst # 1992-10178  
06/04/1992-10178  
10:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 7.00

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

LEGAL WAS PROVIDED.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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 28th

day of May, 1992

WITNESS:

\_\_\_\_\_(Seal) William I. Turner (Seal)  
\_\_\_\_\_(Seal) Sara J. Turner (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William I. Turner and wife, Sara J. 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 28th day of May, A. D., 19 92

My Commission Expires 4-1-96

Staci Bencom  
Notary Public.