SEND TAX NOTICE TO:

(Name) James S. Wilbanks

(Address) 280 Sun Valley Road

Harpersville, AL. 35078

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- METRO TITLE SERVICE, INC.

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

That in consideration of THIRTY TWO THOUSAND AND 00/100 DOLLARS
($32,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MICHAEL E. TURNER, and wife, CHERYL A. TURNER

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

JAMES F. WILBANKS, and wife, SHARON L. WILBANKS

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

Shelby County, Alabama to-wit:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; described as follows: Commence at the Northwest corner of said quarter quarter section and run Easterly along the North line of said Section 3, a distance of 285.38 feet to the point of beginning; thence continue last course 210.0 feet; thence turn right 90 degree 00' 00" and run Southerly 210.0 feet; thence turn right 90 degrees 00' 00" and run Westerly 210.00 feet; thence turn right 90 degrees 00' 00" and run Northerly 210.00 feet to the point of beginning.

$ 32,538.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subject to 1992 taxes not yet due and payable.

Inst # 1992-13900

07/14/1992-13900
10:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00

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 30th day of June, 1992.

WITNESS:

_____ (Seal)

_____ (Seal)

_____ (Seal)

Michael E. Turner (Seal)
MICHAEL E. TURNER

_____ (Seal)
CHERYL A. TURNER

Cheryl A. Turner (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

I, JUDITH JONES GARRETT, a Notary Public in and for said County, in said State, hereby certify that MICHAEL E. TURNER, and wife, CHERYL A. TURNER whose name 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 30th day of June A. D., 19 92

J. DAN TAYLOR
Notary Public.