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This instrument was prepared by:

(Name) Joel C. Watson Attorney at Law
(Address) P. O. Box 987
Alabaster, AL 35007

Send Tax Notice to:

(Name) Arthur F. Bush
(Address) 970 Highway 47 South
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$59,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Doris S. Turner a single woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto Arthur F. Bush and Shirley Ann Bush

(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, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the SW 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at a point on the East right of way line of the L & N Railroad being marked by an iron pipe, which is the Northwest corner of Alford McClanahan property; thence proceed in a Northwesterly direction along the East right of way line of said Railroad a distance of 1148.59 feet to the point of beginning; thence continue along said right of way of said Railroad a distance of 215.00 feet to a point, an iron pin; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 73.04 feet to a point, being on the West right of way line of County Road No. 47 and being a hub and tack found in place, and set iron pin; thence proceed in a Southeasterly direction along said right of way of County Road No. 47, being in a curve to the left, having a chord distance of 217.43 feet to a point, being an iron pin found in place; thence turn an angle of 98 deg. 17 min. 49 sec. to the right and run a distance of 105.49 feet to the point of beginning; being situated in the N 1/2 of the SW 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to easement, restrictions and rights of way of record.

\$56,900.00 of the above consideration was paid by way of execution of a purchase money first mortgage to Liberty Savings Bank, FSB, closed simultaneously herewith.

Doris S. Turner is the surviving Grantee of deed recorded in Deed Book 315, Page 348, in the Probate Office of Shelby County, Alabama, the other Grantee, Frank E. Turner, having died on or about October 12, 1991.

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.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I my have hereunto set my hand(s) and seal(s), this 28th day of September, 19 92.

WITNESS

(Seal)

Doris S. Turner (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Janice E. Culver, a Notary Public in and for said County, in said State, hereby certify that Doris S. Turner a single woman,

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September A.D., 19 92

January 4, 1993

My Commission Expires:

Janice E. Culver
Notary Public

10/01/1992-21834
10:19 AM
SHELBY COUNTY JUDGE OF PROBATE
9.65
1992-21834