

Send Tax Notice To:

Laura N. Pickens
3679 Cahaba Beach Road
Birmingham, AL 35243
PID# 03-9-31-0-001-034.001

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Sixty-Four Thousand Nine Hundred and 00/100'S * (\$64,900.00)**
to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

Blake Turner and Sabrina Turner, husband and wife
(hereinafter referred to as Grantor, (whether one or more),
does/do hereby grant, bargain, sell and convey unto

Laura N. Pickens
(herein referred to as Grantee, whether one or more), in fee
simple, together with every contingent remainder and right of
reversion, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

\$65,508.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1993 and subsequent
years not yet due and payable.

Subject to covenants and restrictions, building lines,
easements and rights of way of record.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their
heirs and assigns forever.

And said Grantor does for himself/herself, his/her heirs,
executors and assigns, covenant with said Grantee, his, her or
their heirs and assigns, that he/she/they is/are lawfully seized
in fee simple of said premises, that he/she/they is/are free
from all encumbrances, that he/she/they has/have a good right to
sell and convey the same as aforesaid, and that he/she/they
will, and his/her/their heirs, executors and assigns shall,
warrant and defend the same to the said Grantee, his, her or
their heirs, executors and assigns forever, against the lawful
claims of all persons.

Inst # 1993-12151

04/30/1993-12151
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MJS 12.50

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 16th day of April, 1993.

Blake Turner
Blake Turner

Sabrina Turner
Sabrina Turner

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Blake Turner and Sabrina Turner, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of April, 1993.

W. Russell Beals, Jr.
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/21/94

(AFFIX SEAL)

93123SH

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35243

EXHIBIT "A" LEGAL DESCRIPTION

Part of the NW1/4 of Section 31, Township 18 South, Range 1 West, more particularly described as follows:

Commence at the Northeast corner of said 1/4-1/4 Section and run South along the East line of said 1/4-1/4 Section for a distance of 165.0 feet; thence run West parallel to the North line of said 1/4-1/4 Section for a distance of 343.0 feet to the point of beginning, said point of beginning being 30 feet Westerly of the center line of County Road as constructed; thence continue West along last described course 260.0 feet; thence an angle of 90 degrees and run in a Southerly direction 84.0 feet; thence an angle left of 90 degrees and run East and parallel to the North line of said 1/4-1/4 Section 249.5 feet to a point 30 feet Westerly of the center line of County Road as constructed; thence an angle left of 82 degrees 52 minutes 30 seconds and run Northeasterly 84.65 feet to point of beginning.

Situated in Shelby County, Alabama.

Inst # 1993-12151

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