

This instrument was prepared by:
(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Earl V. Ward
(Address) 6102 Ridge Place
San Antonio, Texas 78250

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY ONE THOUSAND FIVE HUNDRED AND NO/100THS (21,500.00) DOLLARS 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 Earl V. Ward and wife, Lois M. Ward

(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:

All property lying and being situated in the South 1/2 of the NE 1/4 of Section 5, Township 20 South, Range 1 East described as follows:

Parcel I: Begin at the NW corner of the SE 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 89 deg. 19 min. 03 sec. East along the North line of said 1/4 1/4 Section 530.80 feet; thence run South 2 deg. 45 min. 00 sec. West 148.34 feet; thence run South 88 deg. 55 min. 26 sec. West 520.37 feet to its intersection with the West line of said 1/4-1/4 Section; thence run North 01 deg. 16 min. 19 sec. West along said West line 151.66 feet to the point of beginning.

Parcel II, Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 01 deg. 16 min. 19 sec. East along the West line of said 1/4 1/4 Section 151.66 feet to the point of beginning; thence continue along the last described course 151.67 feet; thence run South 86 deg. 21 min. 29 sec. East 298.62 feet; thence run North 09 deg. 3 min. 1 sec. East 229.33 feet; thence run North 2 deg. 45 min. 00 sec. East 98.49 feet; thence South 88 deg. 55 min. 26 sec. West 520.37 feet to the point of beginning. Subject to a 20 foot easement for ingress and egress for Parcel I, being the West 20 feet of said property. All being situated in Shelby County, Alabama.

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA

Inst # 1993-12910

05/06/1993-12910
03:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
28.00

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 have hereunto set MY hand(s) and seal(s), this 3rd day of May, 19 93

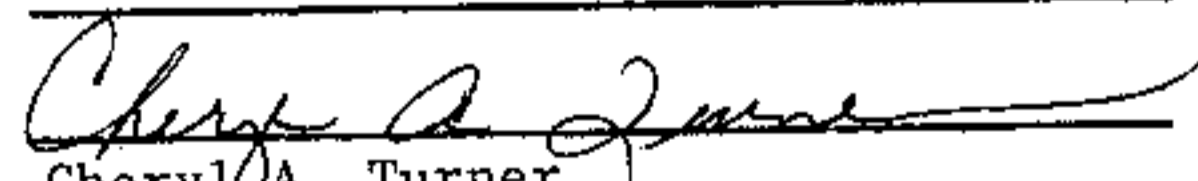
WITNESS

(Seal)

(Seal)

(Seal)


Michael E. Turner (Seal)


Cheryl A. Turner (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, _____ the undersigned, 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 3rd day of May, A.D., 19 93

3-5-95

My Commission Expires:

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public