

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1993-27240

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND & NO/100----
(\$138,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Whitt F. Miller and
wife, Juanita L. Miller (herein referred to as grantors), do grant, bargain, sell
and convey unto J. David Turner and wife, Nancy K. Turner (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, together with every contingent
remainder and and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:


A parcel of land in the SE 1/4 of the NE 1/4 of Section 7, Township 22 South,
Range 2 West, Shelby County, Alabama; described as follows; Commence at the
Southwest corner of said 1/4-1/4 section, Thence run South 81 deg. 28 min.
East 106.41 feet (measured) (108.05 map) to the point of beginning; Thence
continue last course 452.56 feet, Thence run North 10 deg. 28 min. West 393.46
feet to a point on the South right of way of Overhill Road, said point being
on a clockwise curve having a delta angle of 06 deg. 20 min. 58 sec. and a
radius of 439.64 feet, Thence run along the arc of said curve 50.00 feet along
said right of way, Thence run South 86 deg. 04 min. west 347.05 feet along said
right of way, Thence run South 03 deg. 56 min. East 290.22 feet to point of
beginning; being situated in Shelby County, Alabama.

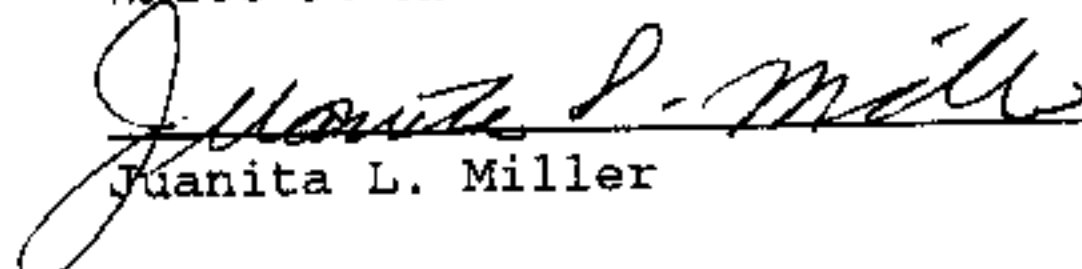
Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

GRANTEES' ADDRESS: 40 Overhill Road, Montevallo, Alabama 35115
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, together with every contingent
remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with 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 stated 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 hands and seals, this 1st day of
September, 1993.

 (SEAL)
Whitt F. Miller

 (SEAL)
Juanita L. Miller

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Whitt F. Miller and wife, Juanita L. Miller 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 1st day of September, 1993.

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


Notary Public

89707/1993-27240
01:07 PM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
001 MCD 146.50