

(Name) Mr. & Mrs. Craig M. Gorwin
1430 Cross Path Drive
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
3000 Riverchase Galleria, Suite 490
(Address) Birmingham, Alabama 35244

Form 1-1.5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of NINETY THOUSAND AND NO/100..... (\$90,000.00)..... DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JERRY A. TURNER and PAMELA J. TURNER, Husband and Wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

CRAIG M. CORWIN and STEPHANIE D. B. CORWIN, Husband and Wife
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 5, according to the Survey of Navajo Hills, Sixth Sector,
as recorded in Map Book 6, Page 67, in the Probate Office of
Shelby County, Alabama.

Subject to:

1. Taxes for 1994 and subsequent years, not yet due & payable.
2. Restrictions appearing of record in Misc. Bk. 14, Page 854 and shown on recorded plat.
3. 70 ft. building setback line from Cross Path Drive, 20 ft. easement along the south line and a 15 ft. easement along the west line as shown on recorded plat.

05/24/1994-16742
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 13.00

\$ 85,500.00 of the purchase price received above was paid
from a first purchase money mortgage loan closed simultaneously
herewith.

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 20th
day of May, 19 94.

WITNESS:

(Seal) Jerry A. Turner (Seal)

(Seal) Pamela J. Turner (Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jerry A. Turner and Pamela J. Turner, Husband and Wife
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 20th day of May, A. D., 19 94

[Signature]
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 5, 1995.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.
Notary Public.

Inst # 1994-16742