

WARRANTY DEED

This instrument was prepared by
 Steven R. Sears, attorney
 655 Main Street, BX Four
 Montevallo, AL 35115+0004
 telephone: 665-1211
 without benefit of title evidence.

Please send tax notices to:

Nita Alverson
 44 County 63
 Calera, AL 35040

Inst # 1994-29292

State of Alabama)
 County of Shelby)

09/27/1994-29292
 10:55 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 14.00

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, being all the heirs at law of Robert Turnbloom, deceased, that is: Mary Juanita Turnbloom Alverson, a married woman of 44 County 63, Calera, AL 35040; Johnny Mack Turnbloom, a married man, of 106 County 63, Calera, AL 35040; and Bobby Ray Turnbloom, a married man, of 16th St, Calera, AL 35040, do grant, bargain, sell, and convey unto Mary Juanita Turnbloom Alverson, of 44 County 63, Calera, AL 35040; Johnny Mack Turnbloom, 106 County 63, Calera, AL 35040; and Bobby Ray Turnbloom, Calera, AL 34040, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the intersection of the N right of way of the Norfolk-Southern Railway and the S section line of §20, Twp 22S, R2W, proceed westerly along said S line 400 feet; thence northerly 452 feet; thence easterly 220 feet to the E right of way of County Highway 63; thence southerly along said right of way 150 feet; thence easterly 105 feet; thence northerly 137 feet; thence easterly 275 feet; thence southerly 285 feet to said N right of way of the Norfolk-Southern Railway; thence westerly along said right of way of the Norfolk-Southern Railway 350 feet to the point of beginning. Less and except all land lying with the highway right of way. Contains ±6.8 acres, all lying with §20, Twp 22S, R2W.

Source of title: Grantors herein are all the children of Robert Turnbloom, who died single and intestate (both his parents having predeceased him) on May 10, 1994, a resident of Shelby County, Alabama.

It is the intent of this instrument to convey all the property owned by Robert Turnbloom at the time of his death, whether or not correctly described above.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

We, the heirs of Robert Turnbloom, do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 23 September 1994.

Witness:

Steven Sears

Mary Juanita Turnbloom (Seal)
Mary Juanita Turnbloom Alverson

Steven Sears

Johnny Mack Turnbloom (Seal)
Johnny Mack Turnbloom

Steven Sears

Bobby Ray Turnbloom (Seal)
Bobby Ray Turnbloom

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Mary Juanita Turnbloom Alverson, Johnny Mack Turnbloom, and Bobby Ray Turnbloom, whose names are signed to the foregoing conveyance, and who are (made) 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 23 September 1994. 292

Edna Faye Peail
Notary public

MY COMMISSION EXPIRES OCTOBER 3, 1995

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