

(RECORDING INFORMATION ONLY ABOVE THIS LINE)
This Instrument was prepared by: SEND TAX NOTICE TO:

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JOHNNY G. TURNER
137 CAMBRIDGE LANE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY SIX THOUSAND and 00/100 (\$126,000.00) DOLLARS to the undersigned grantor, LANGSTON BUILDERS, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JOHNNY G. TURNER and KAY T. TURNER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 66, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, SECOND SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 99, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. Building setback line of 20 feet reserved from Cambridge Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1993-28814 in Probate Office.
4. Easement(s) to City of Alabaster as shown by instrument recorded in Deed 282 page 500 in Probate Office.
5. Easement(s) to Southern Natural Gas as shown by instrument recorded in Deed 99 page 480 in Probate Office.
6. Easement(s) to Plantation Pipeline as shown by instrument recorded in Deed 212 pages 621 and 627; Deed 213 pages 128, 130, 132 and 134 and Deed 217 page 247 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Instrument #1993-34696 in Probate Office.

\$113,400.00 of the consideration herein was derived from a mortgage 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

09/29/1994-29673
09:59 AM CERTIFIED
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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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, LANGSTON BUILDERS, INC., CORPORATION, by its PRESIDENT, CHARLES LANGSTON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 21st day of September, 1994.

LANGSTON BUILDERS, INC.

By: Charles Langston
CHARLES LANGSTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES LANGSTON, whose name as PRESIDENT OF LANGSTON BUILDERS, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 21st day of September, 1994.

[Signature]
Notary Public

My commission expires: 5-20-96

Inst # 1994-29673

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