

This instrument was prepared by

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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY FIVE THOUSAND & NO/100---- (\$35,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kristy Turner Bazz and Mary Ann Gardner Turner, single & married individuals (herein referred to as grantors), do grant, bargain, sell and convey unto Keith Graben and wife, Tami Graben (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:

See legal description attached as Exhibit "A"

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

\$33,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3160 Highway 83 Vincent, Alabama 35178

KRISTY BERNICE TURNER IS ONE AND THE SAME PERSON AS KRISTY TURNER BAZZ

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF MARY ANN GARDNER TURNER AS DEFINED BY THE CODE OF ALABAMA.

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 5th day of October, 1994.

*Kristy Turner Bazz*  
\_\_\_\_\_  
Kristy Turner Bazz

*Mary Ann Gardner Turner*  
\_\_\_\_\_  
Mary Ann Gardner Turner

10/07/1994-30658  
12:46 PM CERTIFIED  
SHELBY COUNTY, JUDGE OF PROBATE  
SEAL  
13.00

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 Kristy Turner Bazz and Mary Ann Gardner Turner, single & married individuals 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 5th day of October A.D., 1994

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

*[Signature]*  
\_\_\_\_\_  
Notary Public

Inst # 1994-30658

EXHIBIT "A"

Parcel I

Beginning at a point in the southern right of way of the Old Elliott Settlement Road being the original northwest corner of the parcel recorded in Deed Book 176 page 20; thence with the southern right of way of said road South 80 deg. 30 min. East, 80 feet to a point; thence leaving said right of way along a new division line South 0 deg. 45 min. West, 406.5 feet to a point in the southern boundary of the parcel recorded in Deed Book 326 page 115; thence North 89 deg. 30 min. West, 70 feet to a point being the Southwest corner of said parcel; thence North 0 deg. 30 min. West, 419.0 feet to the point of beginning, said parcel located in the City of Vincent, (Shelby County), Alabama; being situated in the NE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II

Beginning at a point on the Southern right of way of the Old Elliott Settlement Road being the original Northwest corner of the parcel recorded in Deed Book 176 page 20; thence with the Southern right of way of said road South 80 deg. 30 min. East, 80 feet to the point of beginning for Parcel "B"; thence continuing with Southern right of way of said road South 80 deg. 30 min. East, 114 feet to a point; thence South 58 deg. 10 min. East, 59 feet to a point; thence leaving said right of way South 21 deg. 20 min. West, 138 feet to the SE corner of parcel recorded in Deed Book 176 page 20 and NE corner of parcel recorded in Deed Book 326 page 115; thence South 0 deg. 30 min. East, 229 feet to a point being the SE corner of parcel recorded in Deed Book 326 page 115; thence North 89 deg. 30 min. West, 120 feet to a point in the Southern boundary of said parcel; thence along a new division line North 0 deg. 45 min. East, 406.5 feet to the point of beginning; being situated in the NE 1/4 of NW 1/4 of Section 16, Township 19 South, Range 2 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

*M.A.A. KTB*

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.00