

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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FAX 988-5905

This instrument was prepared by:

(Name) Rebecca J. Turner

(Address) Leeds, Alabama

Send Tax Notice to:

(Name) _____

(Address) _____

50,000

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration ***DOLLARS***

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

Edwin L. Joiner and wife, Martha Joiner

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Rebecca J. Turner and Gregory E. Joiner

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot No. 12, according to Willow Island Subdivision, the same being a part of the NW 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, a plat of said Subdivision being recorded in Map Book 4 Page 73 in the Probate Office of Shelby County, Alabama.

Also the right to use all lands lying between the above described lot and the water level of the Coosa River, provided such land to be used shall not be wider than the lines of the lot above described if the same were extended and projected from their present terminus to the water level. All rights are subject to prior owners continuing to obtain a lease on said lands from the Alabama Power Company or any successor owners. Should said lease be terminated, then the right to use said land between said lot and the water level shall terminate also, all as set out in deed recorded in Deed Book 222 Page 491 in the Probate Office of Shelby County, Alabama.

In addition to above, the grantors assign to the grantees, their successors and assigns any right of ingress and egress to and from the Coosa River by a causeway constructed and the road leading thereto.

The above lot is conveyed subject to the protective covenants recorded in Deed Book 220 Page 891 in Probate Office.

Inst. # 1995-00353

01/05/1995-00353
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 58.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors 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 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this Oct. 31
day of Oct., 1994.

(Seal)

(Seal)

(Seal)

Edwin L. Joiner (Seal)
Edwin L. Joiner

Martha Joiner (Seal)
Martha Joiner

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edwin L. Joiner and wife, Martha Joiner, whose name(s) 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 31st day of Oct., 1994.

4-15-98

My Commission Expires:

Helen M. Gay
Notary Public