

This instrument was prepared by:

Jim Pino
Attorney at Law
P.O. Drawer 623
Alabaster, AL 35007

Legal Description
Furnished by Grantee

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Thirty Thousand and No/100 Dollars (\$30,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein the receipt of which is hereby acknowledged, **Mary Juanita Turnbloom Alverson, Johnny Mack Turnbloom and Bobby Ray Turnbloom**, GRANTORS herein, do hereby grant, bargain, sell and convey unto **Johnny Mack Turnbloom and Bobby Ray Turnbloom**, GRANTEES herein, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Tract No. 426, according to G.B. Pickett survey of Calera, being the East 1/2 of the West 1/2 of Fractional Section 20, Township 22 South, Range 2 West, more particularly described as follows:

Beginning at the intersection of the North right-of-way of the Norfolk-Southern Railway and the South section line of Section 20, Township 22 South, Range 2 West, proceed Westerly along said South line 400 feet; thence northerly 452 feet; thence easterly 220 feet to the East 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 North 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. All lying with Section 20, Township 22 South, Range 2 West; being situated in Shelby County, Alabama.

Subject to: 1. 1995 Ad Valorem taxes which are a lien but not yet due and payable.
 2. Easements, restrictions and rights-of-way appearing of record.

The above property does not constitute the homestead of any of the Grantors.

Bobby R. Turnbloom
2728 16th. St.
CALERA, AL. 35040

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TO HAVE AND TO HOLD unto the said Grantees, in fee simple, and to Grantees' heirs and assigns in fee simple, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of May, 1995.

Mary Juanita Turnbloom Alverson (Seal)
MARY JUANITA TURNBLOOM ALVERSON
Johnny Mack Turnbloom (Seal)
JOHNNY MACK TURNBLOOM
Bobby Ray Turnbloom (Seal)
BOBBY RAY TURNBLOOM

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Juanita Turnbloom Alverson, Johnny Mack Turnbloom and Bobby Rays Turnbloom, 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 date the same bears date.

Given under my hand and official seal this 19th day of May, A.D., 1995.

[Signature]
Notary Public

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