

This instrument was prepared by

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1904 Indian Lake Drive, Ste 100
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 EIGHTY THREE THOUSAND NINE HUNDRED & NO/100----
(\$83,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, ~~the~~ Brantley Homes, Inc.
(herein referred to as grantors), do grant, bargain, sell and convey unto John
Turner, a single individual (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 right of reversion, the
following described real estate, situated in Shelby County, Alabama, to-wit:

Inst # 1995-20587

Lot 9, according to the survey of Chase Creek Townhomes, Phase I, as recorded
in Map Book 18 page 73, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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

\$82,004.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 116 Chase Creek Circle, Pelham, Alabama 35124.

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, I have hereunto set my hand and seal, this 28th day of July,
1995.

Brantley Homes, Inc.

By: Amy Stidham (SEAL)
Amy Stidham, Vice President

08/02/1995-20587
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Brantley Homes, Inc. whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th day of July A.D., 1995

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

Peggy I. Murphree
Notary Public

2/20/99