

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

Eastern Office
(205) 833-1571
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This instrument was prepared by:

(Name) Rebecca J. Turner
(Address) 308 Kings Forest Drive
Leeds, Al 35094

Send Tax Notice to:

(Name) Rebecca J. Turner
(Address) 308 Kings Forest Drive
Leeds, Al 35094

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

20,000

That in consideration of One Dollar and no/100----- 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,

Martha B. Ferguson, a widow

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

Rebecca J. Turner

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

Shelby

County, Alabama, to-wit:

See Attached Exhibit A

Inst # 1996-08501

Inst # 1996-08501

03/15/1996-08501
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 31.00

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 12th
day of March, 1996.

(Seal)

(Seal)

(Seal)

Martha B. Ferguson
Martha B. Ferguson (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Martha B. Ferguson, a widow, whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of March, 1996.

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: JUNE 11, 1996.
BONDED BY COMMERCIAL UNDERWRITERS.

Notary Public

Exhibit A

A parcel of land situated in the E 1/2 of the SE 1/4 of Section 3, Township 20 South, Range 1 West, in Shelby County, Alabama and being more particularly described as follows:

The SW 1/4 of the NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 3, Township 20 South, Range 1 West. Said parcel contains 20 acres, more or less.

ALSO:

A 50 foot easement for ingress, egress, and utilities, situated in the E 1/2 of the SE 1/4 of Section 3, Township 20 South, Range 1 West, in Shelby County, Alabama and being more particularly described as follows:

Commence at the SE Corner of Section 3, Township 20 South, Range 1 West, said point being adjacent to a 35 foot ingress, egress, and utility easement, as recorded in Instrument #1992-26483 in the Office of the Judge of Probate in Shelby County, Alabama, said point being the Point of Beginning of a 50 foot easement for ingress, egress, and utilities lying 50 feet North of and parallel to the following described course: thence in a westerly direction along the south boundary of said section a distance of 1320 feet more or less, to the west boundary of the E 1/2 of the SE 1/4. Thence in a northerly direction along the westerly boundary of said section and the center of a 50 foot easement being 25 feet on each side a distance of 697 feet, more or less, to a point 25 feet north of the northwesterly right of way of a gas line to the end of said easement.

ALSO:

A 35 foot easement for ingress and egress and utilities over and along the following described parcel: Begin at the Northwest corner of Section 11, Township 20 South, Range 1 West and run East approximately 120 feet to the right of way of Shelby County Highway No. 47; thence South 35 feet; thence West 120 feet, more or less, to the East line of Section 10, Township 20 South, Range 1 West; thence continue West 40 feet into Section 10; thence North 35 feet; thence East 40 feet to the point of beginning; being situated in the NW 1/4 of NW 1/4 of Section 11 and in the NE 1/4 of NE 1/4 of Section 10, all in Township 20 South, Range 1 West.

All being situated in Shelby County, Alabama.

Inst # 1996-08501

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