

Form furnished by LAND TITLE COMPANY

This instrument was prepared by

Send Tax Notice To:

B. CHRISTOPHER BATTLES

RUTH G. TURNER

Name) 3150 HIGHWAY 52 WEST
PELHAM, AL 35124

(Name) 1949 STONE BROOK LANE
BIRMINGHAM, AL 35242

Address)

(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY EIGHT THOUSAND AND NO/100-----(\$138,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

R. JEFF EUBANKS and wife, CHRISTA EUBANKS

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

RUTH G. TURNER

(herein referred to as grantee, whether one or more), the following described real estate situated in
SHELBY County, Alabama, to-wit:

Lot 26-A, according to the Survey of The Cottages of Brook Highland, as recorded in Map Book 16, Page 129, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

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

Inst # 1996-14625

05/06/1996-14625
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 146.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 hand(s) and seal(s), this 30th day of APRIL, 19 96.

(Seal)

R. Jeff Eubanks
R. JEFF EUBANKS

(Seal)

(Seal)

Christa Eubanks
CHRISTA EUBANKS

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R. JEFF EUBANKS and wife, CHRISTA EUBANKS, 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 the 30th day of APRIL, 19 96.

Francis A. Novak
Notary Public

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