

This instrument was prepared by
(Name) Pamela Bullard
(Address) 3409 Colonnade Pkwy., Ste 200
Birmingham, AL 35243
WARRANTY DEED-

Send Tax Notice To: Allen McCullers
NAME
1120 Hwy 54
address
Montevallo AL 35115

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

at in consideration of Nine Thousand Five Hundred and 00/100
(\$9,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Marvin James Turner and wife, Linda Beck Turner

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

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

See Legal on Attached Exhibit "A"

Subject to easements, restrictions, and rights of way of record.
Subject to 1997 taxes not yet due and payable.

Grantors hereby warrant that the property herein conveyed is not the
homestead of grantors.

Inst # 1997-13982

05/05/1997-13982
02:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB
20:50

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 GRANTEE(S),
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 GRANTEE(S), their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 21st
day of March, 1997.

(Seal)

(Seal)

(Seal)

Marvin James Turner (Seal)
Marvin James Turner
Linda Beck Turner (Seal)
Linda Beck Turner

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Shelley Leopard, a Notary Public in and for said County, in said State,
hereby certify that Marvin James Turner and Linda Beck Turner
whose name s are signed to the foregoing conveyance, and who 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 21st day of

March A. D. 1997
Shelley Leopard
Notary Public

My Commission Expires July 11, 1998

Inst # 1997-13982

EXHIBIT "A"

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 00 DEGREES 32 MINUTES 25 SECONDS WEST 668.52 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 17 SECONDS EAST, 418.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 14 MINUTES 50 SECONDS EAST, 116.93 FEET TO AN IRON PIN AT THE EASTERLY MARGIN OF AN EXISTING DIRT ROAD KNOWN AS THE OLD BIRMINGHAM ROAD; THENCE ALONG SAID ROAD THE FOLLOWING TWO (2) CALLS: NORTH 01 DEGREES 14 MINUTES 10 SECONDS WEST, 153.49 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 35 SECONDS EAST, 198.57 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD, NORTH 88 DEGREES 59 MINUTES 20 SECONDS EAST, 99.91 FEET TO THE WESTERLY RIGHT OF WAY OF CSX RAILROAD; THENCE ALONG SAID R.O.W. SOUTH 02 DEGREES 26 MINUTES 16 SECONDS EAST, 467.62 FEET TO AN IRON PIN; THENCE LEAVING SAID R.O.W. SOUTH 88 DEGREES 42 MINUTES 17 SECONDS WEST, 131.63 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 1.22 ACRES, MORE OR LESS, INCLUDING ALL UTILITY RIGHTS OF WAY.

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