

Send Tax Notice To:

This instrument was prepared by

William H. Halbrooks
Name)
704 Independence Plaza
Birmingham, Alabama 35209
Address)

Michael E. Turner
Name)
100 Kings Crest Lane
Pelham, Alabama 35124
Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Ten Thousand and no/100-----(\$310,000.00)----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas F. Turner and wife, Susan S. Turner

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Michael E. Turner and Cheryl A. Turner

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama, to-wit:

Lot 128, according to the Survey of Weatherly, Sector 2, Phase 2,
as recorded in Map Book 14, Page 73 A, B & C, in the Probate Office
of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 215,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-14380

05/08/1997-14380
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 103.50

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one
does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 24th day of
April, 19 97

(Seal) Thomas F. Turner (Seal)
Thomas F. Turner
(Seal) Susan S. Turner (Seal)
Susan S. Turner

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Thomas F. Turner & Susan S. Turner, 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 24th day of April, 19 97.

William H. Halbrooks
Notary Public William H. Halbrooks

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