

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
JEANIE B. TURNER

500 Creekview Drive
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTY-ONE THOUSAND DOLLARS AND NO/100's (\$81,000.00) to the undersigned grantor or grantors, MICHAEL W. KELLY and wife TERRI L. KELLY, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto JEANIE B. TURNER (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 1, Block 3, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama; ALSO part of the NE 1/4 of the SE 1/4 of Section 11, Township 20, Range 3 West, more particularly described as follows: Begin at the most westerly corner of Lot 1, Block 3, Oak Mountain Estates, thence run northeasterly along the NW line of Lot 1, 145 feet to a point on the SW line of Lot 2, in said survey; thence an angle to the left 90 degrees and northwesterly along the SW line of Lot 2, 27.5 feet; thence an angle to the left 90 degrees and run southwesterly a distance of 145 feet to a point on the NE right of way of Bearden Road; thence an angle to the left of 90 degrees and southeasterly 27.5 feet to the point of beginning, being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$80,930.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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, I/we have hereto set my/our hand(s) and seal(s), this the 25th day of June, 1997.

Michael W. Kelly
MICHAEL W. KELLY

Terril L. Kelly
TERRI L. KELLY

Kingdom of the Netherlands
Province of North Holland (Noord Holland)
City of Amsterdam
Consulate General of the United States of America

STATE OF _____
COUNTY _____

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MICHAEL W. KELLY, 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 the 25th day of June, 1997.

AFFIX SEAL

Barbara B. Yoder
Notary Public

My Commission Expires:

BARBARA B. YODER
CONSUL

Vice Consul of the
United States of America

at the pleasure of the President

Inst # 1997-21751

07/10/1997-21751
02:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL

CLAYTON T. SWEENEY, ATTORNEY AT LAW

State of Alabama)
County of Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terri L. Kelly, 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 the 27th day of June, 1997.


NOTARY PUBLIC

My commission expires: 5/29/99

Inst # 1997-21751

07/10/1997-21751
02:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 11.00