

This instrument was prepared by

SEND TAX NOTICE TO:

Walter Fletcher
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Ricky C. Turner
Donna K. Turner

**GENERAL WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Thirty Two Thousand Dollars (\$32,000.00), to the undersigned Marilyn Burns, a single woman ("Grantor"), in hand paid by Ricky C. Turner and Donna K. Turner ("Grantee"), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

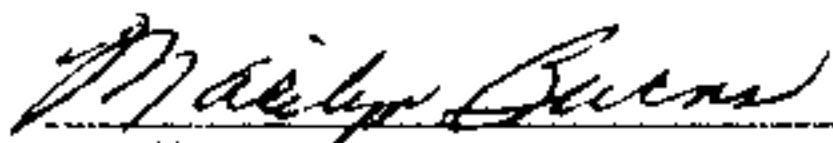
Subject to current taxes, covenants, easements and restrictions of record.

Marilyn Burns is the surviving grantee under those survivorship deeds recorded in Real Volume 124/721, Volume 92/605 and Volume 282/920 in the Probate Office of Shelby County, Alabama. R. Paul Burns, the other grantee, who was her husband, having died on or about February 26, 1997.

TO HAVE AND TO HOLD to the said Grantee 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

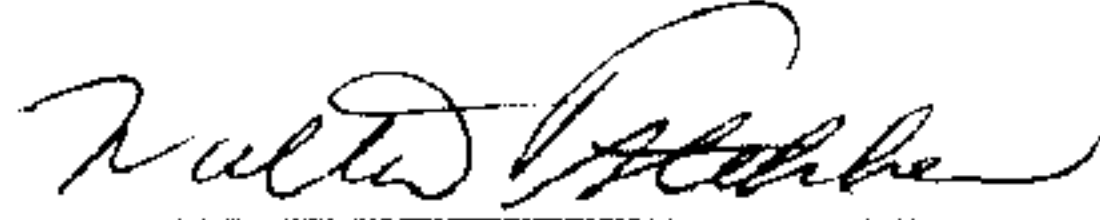
IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of August, 1997.

 (Seal)
Marilyn Burns

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marilyn Burns, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 1997.


Notary Public
My Commission Expires: 5/25/2001

#45463

08/14/1997-25986
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00
NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 36051

Inst # 1997-25986

EXHIBIT A

A parcel of land situated in the S 1/2 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the SW corner of the S 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; thence run North 89 deg. 45 min. 41 sec. East for a distance of 799.00 feet to the point of beginning; thence run North 89 deg. 45 min. 41 sec. East for a distance of 231.00 feet; thence run South 04 deg. 17 min. 29 sec. West for a distance of 80.00 feet; thence run North 88 deg. 45 min. 22 sec. East for a distance of 100.00 feet; thence run South 03 deg. 34 min. 20 sec. West for a distance of 281.91 feet; thence run South 84 deg. 42 min. 53 sec. East for a distance of 318.15 feet to the Northwesternly right of way of County Road No. 83; thence run North 16 deg. 15 min. 11 sec. East along said right of way for a distance of 32.20 feet; thence run North 82 deg. 35 min. 20 sec. West for a distance of 185.47 feet; thence run North 16 deg. 58 min. 08 sec. East for a distance of 321.80 feet; thence run North 80 deg. 36 min. 52 sec. West for a distance of 90.30 feet; thence run North 09 deg. 23 min. 08 sec. East for a distance of 239.80 feet; thence run North 86 deg. 22 min. 51 sec. West for a distance of 370.68 feet; thence run South 07 deg. 59 min. 39 sec. East for a distance of 55.50 feet; thence run South 34 deg. 33 min. 08 sec. West for a distance of 226.39 feet to the point of beginning; being situated in Shelby County, Alabama.

Commence at the SW corner of the S 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; thence run North 89 deg. 45 min. 41 sec. East for a distance of 1030.0 feet; thence run North 89 deg. 45 min. 41 sec. East for a distance of 231.00 feet; thence run South 04 deg. 17 min. 29 sec. West for a distance of 80.00 feet; thence run North 88 deg. 45 min. 22 sec. East for a distance of 100.00 feet; thence run South 03 deg. 34 min. 20 sec. West for a distance of 281.51 feet to the point of beginning; thence run South 03 deg. 34 min. 20 sec. West for a distance of 158.51 feet; thence run South 85 deg. 11 min. 45 sec. East for a distance of 275.81 feet to the right of way of County Road No. 83; thence run North 33 deg. 53 min. 11 sec. East along said right of way for a distance of 23.84 feet; thence run North 16 deg. 15 min. 11 sec. East along said right of way for a distance of 137.71 feet; thence run North 84 deg. 42 min. 53 sec. West for a distance of 318.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1997-25986

08/14/1997-25986
02:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00