

This instrument was prepared by

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Send Tax Notice to:

(Name)

(Address)

Paul D. and Joan F. Turner

5228 Old Mill Circle

Pelham AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND TWO HUNDRED FIVE and 00/100---(\$8,205.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, H. R. Eddings and wife Tina Eddings

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

Paul D. Turner and Joan F. Turner

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

A part of the NE 1/4 - SE 1/4 of, Sec. 3, Ts. 22 S, R 4 W, Shelby County, Alabama more particularly described as follows:

Commence at the southwest corner of the NE 1/4 of the SE 1/4 of Section 3, Township 22 south, Range 4 west, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter section a distance of 43.22" to the point of beginning of the property being described, thence continue along last described course a distance of 1,251.98' to a point; thence turn 99 degrees 22 minutes 55 seconds right and run easterly a distance of 374.91' to a point; thence turn 39 degrees 53 minutes 57 seconds right and run southeasterly a distance of 185.53' to a point; thence turn 66 degrees 26 minutes 14 seconds right and run southwesterly a distance of 227.22' to a point; thence turn 42 degrees 19 minutes 24 seconds right and run southwesterly a distance of 352.93' to a point; thence turn 68 degrees 02 minutes 30 seconds left and run southerly a distance of 692.37' to a point on the northerly margin of Shelby County Highway No. 54; thence turn 71 degrees 56 minutes 48 seconds right and run southwesterly along said margin of said Highway a distance of 68.37' to the point of beginning, containing 5.47 acres and subject to any and all agreements, restrictions, easements or rights of way and/or limitations of probated record and/or applicable law.

According to the survey of Joseph E. Conn, Jr., dated November 17, 1995.

SUBJECT TO:

Taxes for 1997 and subsequent years.

Mineral and mining rights are not ensured.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 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 _____ day of _____, 19 97

WITNESS

(Seal)_____
(Seal)_____
(Seal)H. R. EddingsTina EddingsTina Eddings

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that H. R. Eddings and wife, Tina Eddings

whose names 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 7th day of August A.D., 19 97

My Commission Expires 9/98

Notary Public

Inst # 1997-27571

08/28/1997-27571
08:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NOT 17.00