

# WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notices to:

Mr and Mrs Tommy B Turner  
12347 Old Highway 280  
Sterrett, AL 35147

State of Alabama)  
County of Shelby)

09/03/1997-28084  
09:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 25.50

Know all men by these presents, that in consideration of fourteen thousand, five hundred dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, William A McNeely, III, of 1800 Alex Mill Road, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Tommy B Turner and wife Katherine K Turner of 12347 Old Highway 280, Sterrett, AL 35147, (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to a resurvey of Lots 8 through 20 of the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map book 21, page 53, in the probate office of Shelby County, Alabama.

Subject to restrictions of record, including: permits to Alabama Power Company recorded in real book 210, page 424 and real book 210, page 425 of the Shelby County Alabama Probate Office; an easement to the Montevallo Water and Sewer Board as recorded in deed book 274, page 666 of the Shelby County Alabama Probate Office; restrictions as recorded in real book 339, page 410 and instrument #1996:19372 in the Shelby County Probate Office; an easement over the S line of the lot as shown on recorded map.

Source of title: A warranty deed from Nathan S Stamps and Michele K Stamps to grantor herein, executed 25 April 1997 and recorded at instrument #1997+18699 in the Shelby County Probate Office.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

William A McNeely, III, does for himself and for his administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs, and successors 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, William A McNeely, III, have set my hand and seal, this 29 August 1997.

Witness:

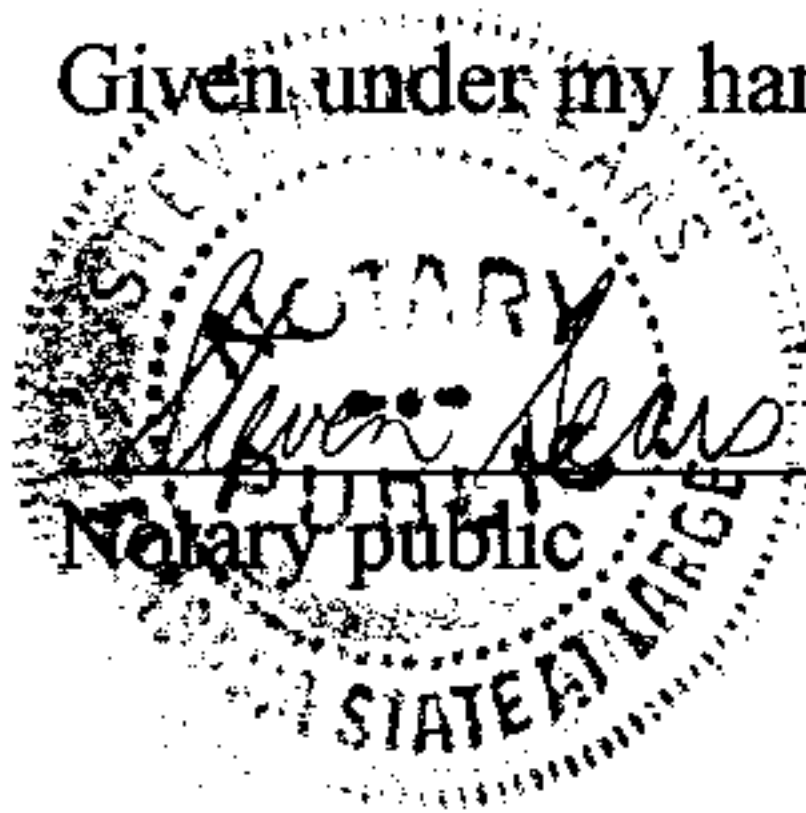
Keith Bevelen

William A McNeely, III (Seal)  
William A McNeely, III

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that William A McNeely, III, whose name is signed to the foregoing conveyance, and who is (made) 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 29 August 1997.



My Notarial Commission expires March 7, 1998

Inst # 1997-28084

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