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WARRANTY DEED--JOINT TENANCY

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 notice to:

✓ Kathryn S Turner
310 Crestview Drive
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Kathryn Ann Turner, a single woman of 49 River Run, Alexander City, AL 35010 and Lee Henry Turner, a single man, of 309 Quintana, Garland, TX 75043, do grant, bargain, sell and convey unto our mother Kathryn S Turner, of 310 Crestview Drive, Montevallo, AL 35115 (herein referred to as grantees) the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot at 310 Crestview Drive, Montevallo, AL 35115 more particularly described as: Lot 12, Block 6 of Arden Subdivision according to a map drawn by I S Gillespie, land surveyor, on 10 September 1949, approved by the Montevallo Planning Board, and recorded in map book 3, page 64 of the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Source of title: A warranty deed from grantee herein to grantors herein (reserving a life estate) executed 05 April 1996.

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

To have and to hold to the said grantee, her heirs and assigns forever.

We do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said

09/08/1997-28879
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1997-28879

premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 4th day of September 1997.

Witness:

Lai K. Dam

Kathryn Ann Turner (Seal)
Kathryn Ann Turner

Witness:

Maureen Carr

Lee Henry Turner (Seal)
Lee Henry Turner

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Kathryn Ann Turner, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of ~~September~~ ^{AUGUST} 1997.

Sherri L. Battle

Notary public

09/08/1997-28879
03:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

I, the undersigned notary public for the Lonestar State of Texas, hereby certify that Lee Henry Turner, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this date, 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 29th day of ~~September~~ ^{AUGUST} 1997.

Jo Ann McLean
Notary public

