

The property conveyed does not constitute the homestead of Grantor.

This instrument prepared by:

Matthew S. Atkins, Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notices To:

Teresa D. Turquitt  
310 Hughes Road  
Columbiana, Alabama 35051

Inst # 1998-00200

**WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Seven Thousand Three Hundred Thirty-seven and 70/100 DOLLARS (\$7,337.70) to the undersigned grantor, **DAWN BURGIN THOMAS**, an unmarried individual (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **TERESA D. TURQUITT**, a married individual (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, as described in Exhibit "A" attached herewith.

**TO HAVE AND TO HOLD** to said GRANTEE, her successors and assigns, forever.

And the GRANTOR does, for herself, her successors and assigns, covenant with the GRANTEE, her successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, her successors and assigns shall warrant and defend the same to the GRANTEE, her successors and assigns forever against the lawful claims of all persons.

01/05/1998-00200  
02:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCB 22.00

IN WITNESS WHEREOF, GRANTOR has set her signature this the 31 day  
of December, 1997.

GRANTOR:

Dawn Burgin Thomas  
Dawn Burgin Thomas

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Dawn Burgin Thomas, an individual whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of December, 1997.

Cathy R. Hartline  
Notary Public

My Commission Expires: 3-27-99

**EXHIBIT A  
TO  
WARRANTY DEED**

Parcel I

Part of the SE 1/4 of the NE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of the SE 1/4 of NE 1/4 of said section, run in a northerly direction along the west line of said SE 1/4 of NE 1/4 for a distance of 199.82 feet; thence turn an angle to the right for 140° 37' 25" and run in a southeasterly direction for a distance of 165.83 feet to the point of beginning; thence turn an angle to the right of 180° and run in a northwesterly direction for a distance of 165.83 feet; thence turn an angle to the right of 39° 22' 35" and run in a northerly direction along the west line of said 1/4-1/4 section for a distance of 245.00 feet; thence turn an angle to the right of 87° 29' 34" and run in an easterly direction for a distance of 547.80 feet; thence turn an angle to the right of 86° 50' 03" and run in a southerly direction for a distance of 58.62 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius 221.57 feet and a central angle of 23° 26'; thence turn an angle to the left and run in a southeasterly direction along the arc of said curve for a distance of 90.62 feet; thence turn an angle to the right and run in a southwesterly direction for a distance of 538.12 feet, more or less, to the point of beginning.

Parcel II

Part of the SE 1/4 of the NE 1/4 and the NE 1/4 of SE 1/4, all in Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the southwest corner of the SE 1/4 of NE 1/4 of said section, run in a northerly direction along the west line of said SE 1/4 of NE 1/4 for a distance of 199.82 feet; thence turn an angle to the right of 140° 37' 25" and run in a southeasterly direction for a distance of 165.83 feet to the point of beginning; thence continue along last mentioned course for a distance of 307.00 feet; thence turn an angle to the left of 88° 28' 20" and run in a northwesterly direction for a distance of 527.75 feet; thence turn an angle to the left of 92° 36' 20" and run in a northwesterly direction for a distance of 172.69 feet to a point of curve, said curve being concave in a northeasterly direction and having a radius of 221.57 feet and a central angle of 11° 20' 52"; thence turn an angle to the right and run in a northwesterly direction along the arc of said curve for a distance of 43.88 feet; thence turn an angle to the left and run in a southwesterly direction for a distance of 538.12 feet, more or less, to the point of beginning.

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