

Warranty Deed

This instrument was prepared by
Freeman M. Elam, Attorney at Law
969 E. Main St.
Tanner, AL 35671

Send Tax Notice To:
James Turner

THE STATE OF ALABAMA
ST. CLAIR COUNTY

Inst # 1998-18704

05/21/1998-18704
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Know All Men by These Presents: That in consideration of EIGHT THOUSAND FIVE HUNDRED AND NO/100 Dollars (\$8,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt where is acknowledged, I or we, J. RICHARD HOYLE AND BOBBY L. HOYLE, being all of the Stockholders of Richard's Woodwork Shop, Inc., (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JAMES TURNER and wife, KATHY S. TURNER, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto.

To have and to hold to the said Grantees, their, heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 14 day of May, 19 98

RICHARD'S WOODWORK SHOP, INC

By:

J. Richard Hoyle

J. RICHARD HOYLE

Bobby L. Hoyle

BOBBY L. HOYLE

THE STATE OF ALABAMA

Shelby COUNTY

I, DIANNA W. GREGG, a Notary Public, in and for said County in said State, hereby certify that Johnny Conn and Sherry Conn, 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 this 14 day of May, 1998

Dianna W. Gregg

Notary Public

My Commission Expires: May 13,
2002

Exhibit A
Legal Description

Lot 11, Block 2, of Pine Hills Subdivision as shown by Plat of said subdivision, recorded in Map Book 4, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to any and all restrictions, reservations, covenants, easements and rights of way of record.

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