

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE 100:

DAVID HARMON TURNER
7932 WYNWOOD LANE,
HELENA, AL 35080

1998-30485

Ins.

08/10/1998-30485
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.50
002 MEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY SIX THOUSAND NINE HUNDRED and 00/100 (\$96,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, JOE ROSE HOMEBUILDERS, INC. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID HARMON TURNER AND TRESA LYNN TURNER, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 204, ACCORDING TO THE SURVEY OF WYNDHAM WILKERSON SECTOR, PHASE II, AS RECORDED IN MAP BOOK 23, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1997 WHICH CONSTITUTES A LIEN, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1998.
2. 20 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 10 FOOT EASEMENT ON REAR, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. SINK HOLE ON PRONE AREA RECORDED IN INSTRUMENT 1998-7622, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 1998-7622, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. EASEMENT TO PLANTATION PIPELINE COMPANY, RECORDED IN DEED BOOK 258, PAGE 49, DEED BOOK 113, PAGE 61, DEED BOOK 180, PAGE 192, DEED BOOK 258, PAGE 47, DEED BOOK 258, PAGE 49 AND DEED BOOK 180, PAGE 192, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. EASEMENT RECORDED IN DEED BOOK 311, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. RIGHT OF INGRESS AND EGRESS AS RECORDED IN REAL 192, PAGE 743, REAL 250, PAGE 894 AND REAL 251, PAGE 602 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED

IN DEED BOOK 324, PAGE 362, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

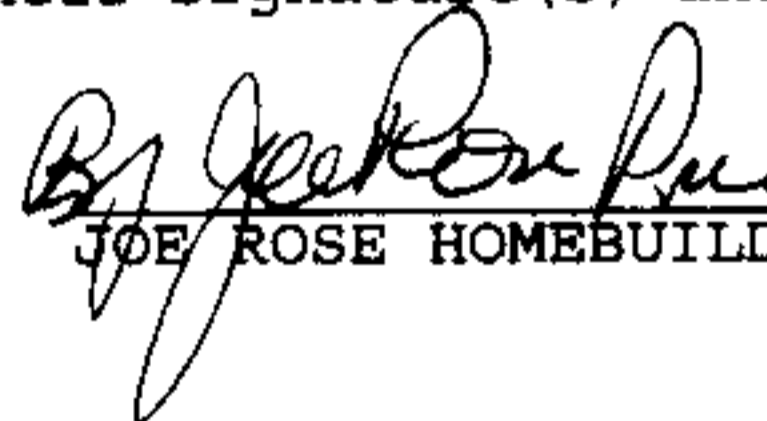
11. EASEMENT TO SOUTHERN NATURAL GAS, RECORDED IN DEED BOOK 88, PAGE 551, DEED BOOK 146, PAGE 301, DEED BOOK 147, PAGE 579 AND DEED BOOK 213, PAGE 155, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN REAL 142, PAGE 221, REAL 183, PAGE 230, REAL 230, PAGE 774 AND REAL 1, PAGE 332, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN VOLUME 154, PAGE 384, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
14. TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT RE: COVENANTS AND AGREEMENTS FOR CONSULTING FEES AS SHOWN BY INSTRUMENTS RECORDED IN INSTRUMENT 1997-94 AND INSTRUMENT 1997-27775 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$96,626.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said GRANTORS, JOE ROSE HOMEBUILDERS, INC., have hereunto set his, her or their signature(s) and seal(s), this the 29th day of July, 1998.



JOE ROSE HOMEBUILDERS, INC.

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOE ROSE HOMEBUILDERS, INC., whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of July, 1998.


Notary Public
8/22/2000

My commission expires:

08/10/1998-30485
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 11.50

Inst # 1998-30485