

SEND TAX NOTICE TO:

(Name) Blake Turner

(Address) 5850 Hwy 51
Willsboro, Ala. 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Earl V. Ward and wife, Lois M. Ward
(herein referred to as grantors) do grant, bargain, sell and convey unto

Blake Turner and Sabrina F. Turner
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A parcel of land situated in the South 1/2 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, in Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East; thence run East along the North line of said 1/4-1/4 Section a distance of 530.00 feet; thence turn an angle right of 93 degrees 25 minutes 56 seconds and run a distance of 246.83 feet; thence turn an angle right of 66 degrees 18 minutes 01 seconds and run a distance of 229.33 feet to the point of beginning; thence turn an angle right of 113 degrees 15 minutes 37 seconds and run 92.04 feet; thence turn an angle left of 105 degrees 56 minutes 23 seconds and run a distance of 308.62 feet; thence turn an angle left 162 degrees 50 minutes 36 seconds and run 296.84 feet to the point of beginning.

According to survey of Robert C. Farmer, RLS #14720, dated February 8, 1999.

Subject to taxes for 1999 and subsequent years, easements, ~~rights of way, and permits of record.~~ Inst. # 1999-11944

03/22/1999-11944
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WWS 14.50

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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19th

day of March, 19 99

WITNESS:

(Seal)
(Seal)
(Seal)

Earl V. Ward (Seal)
Lois M. Ward (Seal)

STATE OF ALABAMA
SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Earl V. Ward and wife, Lois M. Ward
whose name s 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. 19th day of March, 19 99.

Given under my hand and official seal this 19th day of March, A.D. 19 99.

Notary Public

MTA

Inst. # 1999-11944