

This instrument was prepared by

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: **NORVIN R. TURNER and**
(Name) **JEAN Z. TURNER**

(Address) 450 Shashone Dr.
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND and 00/100----- (\$12,000.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

KEVIN MAGUIRE AND WIFE, GLENDA CONWAY

(herein referred to as grantors) do grant, bargain, sell and convey unto

NORVIN R. TURNER AND JEAN Z. TURNER

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 55, according to the Survey of Indian Highlands, Third Addition, as recorded in Map Book 6 page 28 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

TAXES FOR 1999 AND SUBSEQUENT YEARS.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY RECORDED PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED

IN MISC. BOOK 9 PAGE 208 AND DEED BOOK 236 PAGE 898 IN PROBATE OFFICE.

RIGHT(S)-of-WAY(S) granted to ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED

IN DEED BOOK 285 PAGE 797 AND DEED BOOK 242 PAGE 791 IN PROBATE OFFICE.

AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN MISC.

BOOK 9 PAGE 461 AND COVENANTS PERTAINING THERETO RECORDED IN MISC. BOOK 9

PAGE 244 IN PROBATE OFFICE.

RELEASE(S) OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1998-45921

IN PROBATE OFFICE.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 6 PAGE 28.

ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND

GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.

05/11/1999-19749
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HRS 20.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 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 7th
day of MAY, 19 99

WITNESS

(Seal)

(Seal)

(Seal)

Kevin Maguire
KEVIN MAGUIRE

Glenda Conway
GLENDA CONWAY

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

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

hereby certify that KEVIN MAGUIRE and GLENDA CONWAY

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 and official seal this 7th day of MAY A.D. 1999

9/13/2001

My Commission Expires

Notary Public

Inst # 1999-19749