

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: **JASON B. TURNER and DANIELLE B. TURNER**

(Name) _____
(Address) _____ P.O. Box 731

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 EIGHTEEN THOUSAND and 00/100-----(\$18,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

TOM J. CARRUTH, an unmarried man

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

JASON B. TURNER and DANIELLE B. 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,
AS THOUGH FULLY SET OUT HEREIN.

Inst # 1999-32055

08/02/1999-32055
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MFS 29.00

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, I have hereunto set my hand(s) and seal(s), this 30th day of July, 1999

WITNESS

(Seal)

TOM J. CARRUTH

(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 TOM J. CARRUTH

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me

on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of JULY A.D. 19 99

9/13/2001
My Commission Expires

[Signature]
Notary Public

EXHIBIT "A"

A lot in the Town of Wilton, Alabama, in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East, described as follows:

Beginning at a point on the NW side of the Montevallo-Wilton Public Road (AL Highway No. 25) where the Northern corner of V. L. Hubbard lot intersects said road and run in northeasterly direction along the margin of said road 269.93 feet; thence turn an angle to the left of 93 deg. 32 min. 59 sec. and run thence northwest along a ditch 318.90 feet to the right of way of the Southern Railroad; thence turn an angle to the left of 91 deg. 57 min. 19 sec. and run southwest along the said right of way of the Southern Railroad for 245.00 feet; thence turn an angle to the left of 83 deg. 16 min. 02 sec. and run southeast along the North line of the Hubbard lot for 294.85 feet to the point of beginning.

Less and except the following described parcel:

Beginning at a point on the NW side of the Montevallo-Wilton Public Road where the Easternmost corner of the V. L. Hubbard lot intersects road and run northwest along the North line of said V. L. Hubbard lot, 175.00; thence turn an angle to the right of 88 deg. 48 min. 29 sec. and run northeast for 110.00 feet; thence turn an angle to the right of 87 deg. 56 min. 21 sec. and run southeast for 175.00 feet to a point on the Northwest right of way of said Montevallo-Wilton Public Road; thence turn an angle to the right of 87 deg. 58 min. 31 sec. and run southwest along the said right of way for 119.93 feet to the point of beginning.

All being situated in Shelby County, Alabama.

SUBJECT TO:

- 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.
- General and special taxes or assessments for 1999 and subsequent years not yet due and payable.
- Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 74 page 72 in Probate Office.
- Easements and rights of ways affecting the land.

DATED: 7-30-99

Tom J. Carruth
TOM J. CARRUTH

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