

This instrument was prepared by:

(Name) Larry L. Halcomb

Send Tax Notice To: Joan F. Turner
name

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

5209 Logan Drive

address

Birmingham, AL 35242

WARRANTY DEED-

Inst # 2001-43519

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

10/08/2001-43519

09:58 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

NO. 100 CH. 66.00

That in consideration of ONE HUNDRED FORTY TWO THOUSAND AND NO/100 DOLLARS (\$142,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joseph E. Sneed III and wife, Deborah S. Sneed

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Joan F. Turner

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, Block 10, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 2001.

Subject to 10 foot easement on South; transmission line permits to Alabama Power Company; covenants, conditions & restrictions; permit to Alabama Power Company and South Central Bell; easement to Scotch Building & Development Co., Inc.; and, release of damages, of record.

\$ 87,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 28th day of September, 2001

_____(Seal)

_____(Seal)

_____(Seal)

Joseph E. Sneed III

Deborah S. Sneed

Deborah S. Sneed

_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that Joseph E. Sneed III and wife, Deborah S. Sneed 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.

Given under my hands and official seal this 28th day of September, A.D., 2001

Larry L. Halcomb

Notary Public

**My Commission Expires
January 23, 2002**