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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) John B. Farr

(Address) P.O. Box 1175
Columbiana Ala 35051

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart



20020702000309090 Pg 1/2 22.00
Shelby Cnty Judge of Probate, AL
07/02/2002 13:36:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Six Thousand Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John Allen Turner, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto
John B. Farr

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

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way,
and permits of record.

\$148,675.00 of the above recited purchase price was paid from a mortgage recorded
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, 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 HEREOF, I have hereunto set my hand(s) and seal(s), this 28th day of June, 2002.

WITNESS:

(Seal)
(Seal)
(Seal)

John Allen Turner (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Allen Turner 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 28th day of June A. D., 19 2002

My Commission Expires: 10/16/04

Notary Public.

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West; thence run easterly along the South boundary of said Section for 630.95 feet to the East line of Thompson Street; thence turn an angle of 95 degrees 58 minutes to the left and run northerly along said street for 331.81 feet; thence turn an angle of 95 degrees 59 minutes to the right run 319.52 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course for 200.00 feet; thence turn an angle of 90 degrees 46 minutes 36 seconds to the left and run 202.43 feet to the South margin of East Sterrett Street; thence turn an angle of 88 degrees 21 minutes 18 seconds to the left and run along the South boundary of said street 185.38 feet; thence continue along said South margin of said street along a curve to the left, having a radius of 1612.24 feet and a central angle of 0 degrees 31 minutes 10 seconds, for an arc distance of 14.62 feet; thence turn an angle of 91 degrees 06 minutes 25 seconds to the left, from the tangent to the curve, and run southerly for 205.39 feet to the point of beginning. According to the survey of John Gary Ray, dated April 9, 1997.

ALSO:

An 8-foot easement described as follows: Commence at the Southwest corner of Section 24, Township 21, Range 1 West; thence run East along the South line of said Section 24 for 630.95 feet to the East line of Thompson Street; thence turn an angle of 95 degrees 58 minutes left and run northerly along said street for 331.81 feet to the point of beginning of the easement herein described; thence turn an angle of 95 degrees 59 minutes to the right and run 319.52 feet to the point of ending of said easement; said easement is 8 feet in width with the easement line just described being the South boundary thereof.

Being more particularly described as follows: The South 8 feet of the hereinafter described property to be used for a sewer line easement: (Parcel I) Commence at the SW corner of Section 24, Township 21 South, Range 1 West, thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 degrees 58 minutes left run Northerly along said street for 331.81 feet to the point of beginning; thence continue last described course for 193.09 feet to the South line of East Sterrett Street; thence 93 degrees 20 minutes 40 seconds right run along said street for 237.59 feet; thence 91 degrees 59 minutes 14 seconds right run 202.99 feet; thence 90 degrees 45 minutes 15 seconds right run 219.52 feet to the point of beginning.