

7402

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

✓ R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOAN F. TURNER
5243 OLD MILL CIRCLE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS and 00/100 (\$165,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CYNTHIA D CAMP, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOAN F. TURNER, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF OLD MILL TRACE, SECOND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 156, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

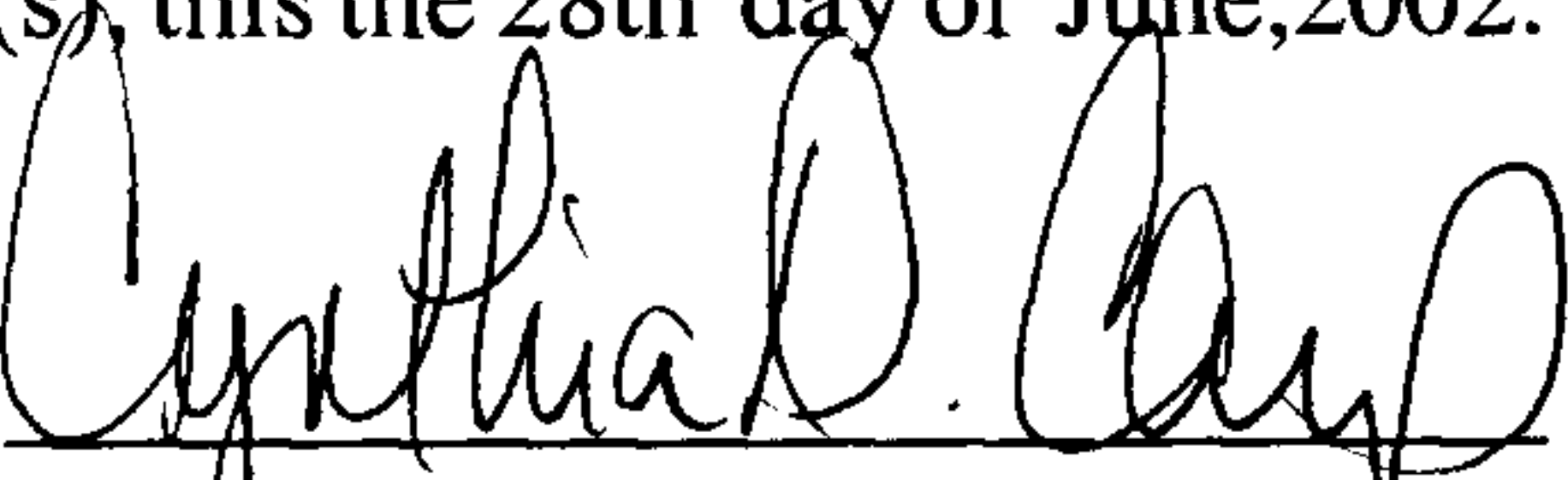
1. TAX ES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. 35-FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. 10-FOOT EASEMENT ON REAR SIDE OF LOT AS SHOWN ON RECORDED MAP.
4. 5-FOOT EASEMENT ON NORTH SIDE OF LOT AS SHOWN ON RECORDED MAP.
5. 50-FOOT EASEMENT ON SOUTH SIDE OF LOT AS SHOWN ON RECORDED MAP.
6. RESTRICTIONS AS SHOWN ON RECORDED MAP.
7. RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY AS RECORDED IN VOLUME 353, PAGE 808 AND VOLUME 353, PAGE 810.
8. RIGHT-OF -WAY GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 3556, PAGE 990 AND VOLUME 101, PAGE 531.

\$115,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said GRANTORS, CYNTHIA D CAMP, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of June, 2002.

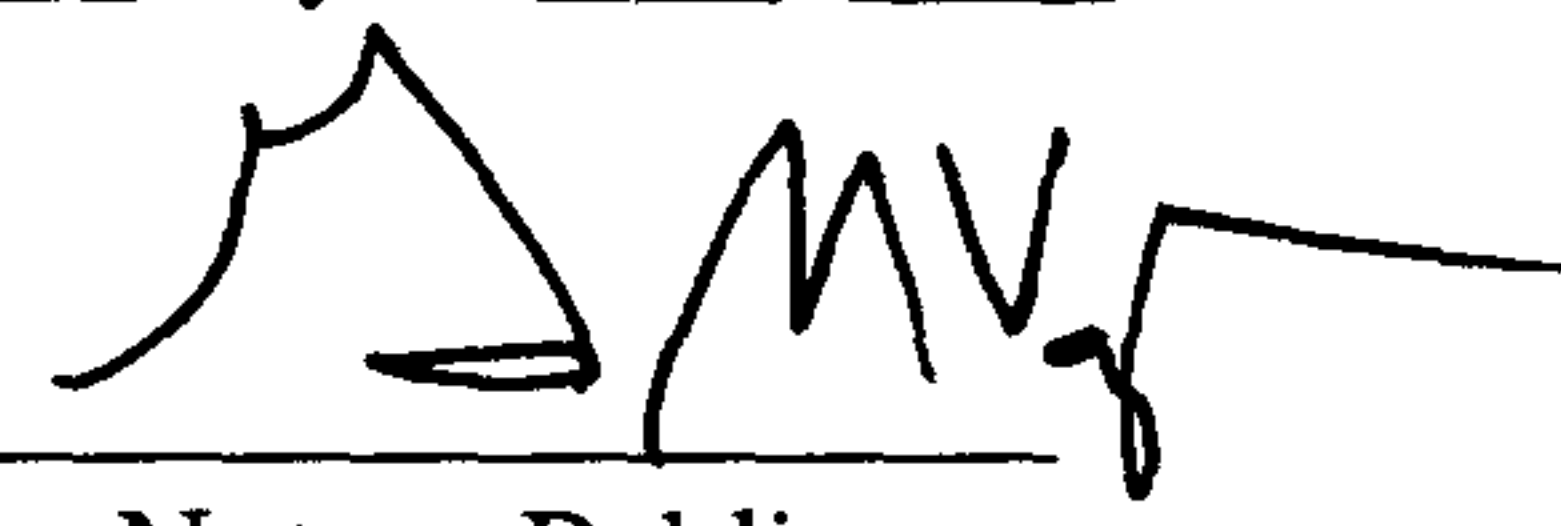

CYNTHIA D. CAMP

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CYNTHIA D CAMP, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of June, 2002.


Notary Public

My commission expires: 9.29.02