


THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

This instrument was prepared by:
R. F. (Ben) Stewart III
Dempsey, Steed, Stewart & Maddox, LLP
1800 International Park Drive, Suite 10
Birmingham, Alabama 35243

Send Tax Notice To:
Samuel J. and Jimmie K. Turner
7027 Meadowlark Drive
Birmingham, AL 35242


20021010000497600 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
10/10/2002 15:31:00 FILED/CERTIFIED

WARRANTY DEED

\$ 10,000.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

SAMUEL J. TURNER, ALSO KNOWN AS S. J. TURNER AND WIFE, JIMMIE K. TURNER

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

SAMUEL J. TURNER and JIMMIE K. TURNER, Trustees, or their successors in trust, under the TURNER LIVING TRUST, dated October 04, 2002 and any amendments thereto

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

PARCEL I

That part of the SE 1/4 of NE 1/4, and that part of the NE 1/4 of NE 1/4, which lies West of paved Shelby County Road #77 and which lies North of Beeswax Creek, all in Section 4, Township 22 South, Range 1 East, containing 45 acres, more or less.

PARCEL II

That part of the W 1/2 of Section 3, Township 22 South, Range 1 East, that lies West of the center line of the paved Shelby County Highway known as the "Horton Loop Road", LESS AND EXCEPT the North 466.7 feet thereof. Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

LESS AND EXCEPT the property on the attached "Exhibit A" which is incorporated herein by reference.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

SAMUEL J. TURNER AND S. J. TURNER ARE ONE AND THE SAME PERSON.

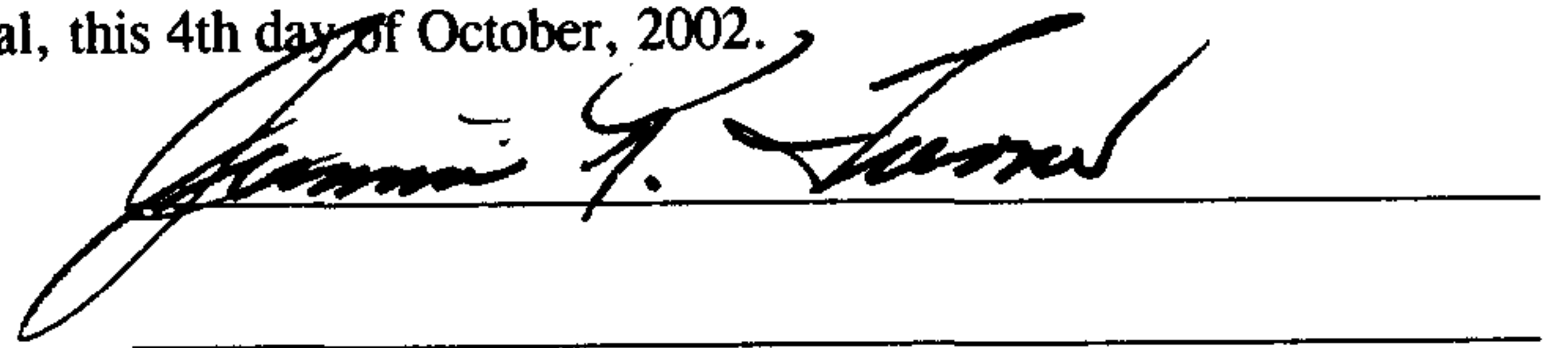
TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4th day of October, 2002.





STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that S. J. Turner and Jimmie K. Turner, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 4 day of Oct, 2002.

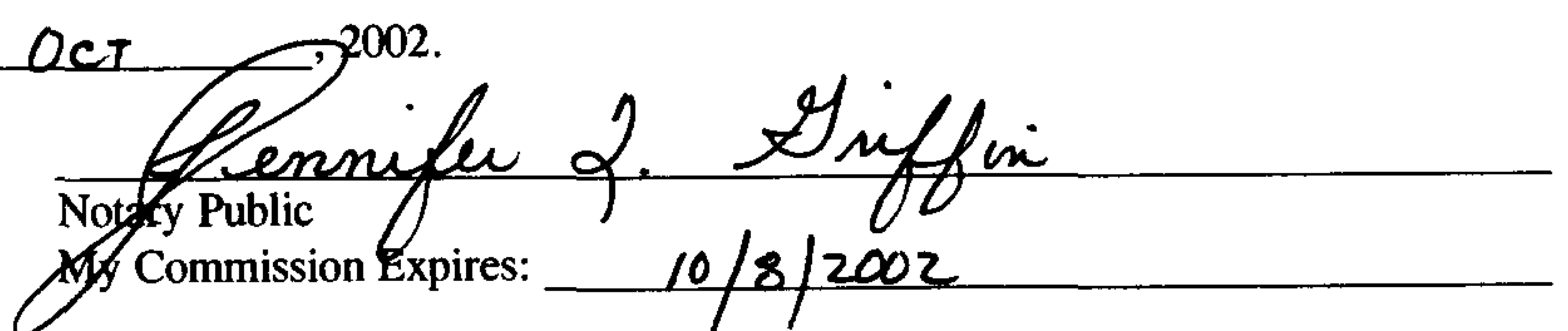

Notary Public
My Commission Expires: 10/8/2002

EXHIBIT A

A parcel of land located in the E 1/2 of the NE 1/4 of Section 4 and the W 1/2 of the NW 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama, described as follows:

Property Description (Parcel "B")

Commencing at the N.E. corner of the N.E. 1/4 of the N.E. 1/4 of Section 4, Township 22 South, Range 1 East; thence N 88deg-45'05" W and run along the north line of said 1/4-1/4 section a distance of 22.66' to the westerly right-of-way of Shelby County Highway No. 77 (Prescriptive R.O.W.); thence S 00deg-25'25" E and along said right-of-way run a distance of 28.93' to the point of a curve having a radius of 3990.00' and a central angle of 2deg-45'06"; thence run along the arc of said curve and along said right-of-way a distance of 191.62', said arc being subtended by a chord which bears S 01deg-47'58" E and a chord distance of 191.60' to the Point of Beginning; thence continue along said right-of-way and along said curve having a radius of 3990.00' and a central angle of 1deg-32'05", run along the arc of said curve a distance of 106.87', said arc being subtended by a chord which bears S 3deg-56'33" E and a chord distance of 106.87' to the curves end; thence continue along said westerly right-of-way on a bearing of S 04deg-42'35" E and run a distance of 45.56'; thence S 00deg-49'21" W and leaving said right-of-way run a distance of 94.70'; thence S 88deg-45'05" E and run a distance of 9.18' to the westerly right-of-way of said highway; thence S 04deg-42'35" E run a distance of 1249.10' to the point of a curve to the right having a central angle of 61deg-07'41" and a radius of 300.02', run along the arc of said curve a distance of 320.09', said arc being subtended by a chord which bears S 25deg-51'02" W and a chord distance of 305.11' to the intersection of the westerly right-of-way line of said highway and the west line of Section 3, Township 22 south, Range 1 east; thence N 00deg-43'01" E and leaving said right-of-way run N 00deg-43'01" E along said west line of Section 3 a distance of 301.04' to the centerline of Beeswax Creek;

thence in a westerly direction along said centerline the following:

S 80deg-18'44" W and run a distance of 32.37'; thence
N 49deg-19'25" W and run a distance of 200.10'; thence
N 27deg-00'56" W and run a distance of 147.20'; thence
N 06deg-10'22" W and run a distance of 140.64'; thence
S 87deg-58'53" W and run a distance of 95.72'; thence
N 45deg-31'56" W and run a distance of 121.04'; thence
S 22deg-09'15" W and run a distance of 134.77'; thence
N 88deg-15'40" W and run a distance of 60.08'; thence
N 52deg-57'44" W and run a distance of 117.38'; thence
S 39deg-01'00" W and run a distance of 128.51'; thence
N 67deg-37'43" W and run a distance of 97.68'; thence
S 43deg-09'19" W and run a distance of 72.11'; thence
N 63deg-03'36" W and run a distance of 62.67'; thence
S 54deg-29'32" W and run a distance of 160.81'; thence
N 78deg-51'31" W and run a distance of 94.65'; thence
S 18deg-31'29" W and run a distance of 151.37'; thence
N 60deg-02'53" W and run a distance of 101.95'; thence
N 27deg-54'44" W and run a distance of 79.59'; thence
N 00deg-49'52" E and leaving said centerline of said creek,
run a distance of 1278.00'; thence S 88deg-45'05" E and run a
distance of 1314.38' to the Point of Beginning.