


WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20040722000406480 Pg 1/2 31.00
Shelby Cnty Judge of Probate, AL
07/22/2004 08:57:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Thomas B. Turner, a single man (herein referred to as grantor)** hereby grant, bargain, sell and convey unto, **Leroy Alexander, Helen Louise Alexander, Tracy A. Chew, and Gwen Franklin, (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:


SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED
HEREIN BY REFERENCE.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

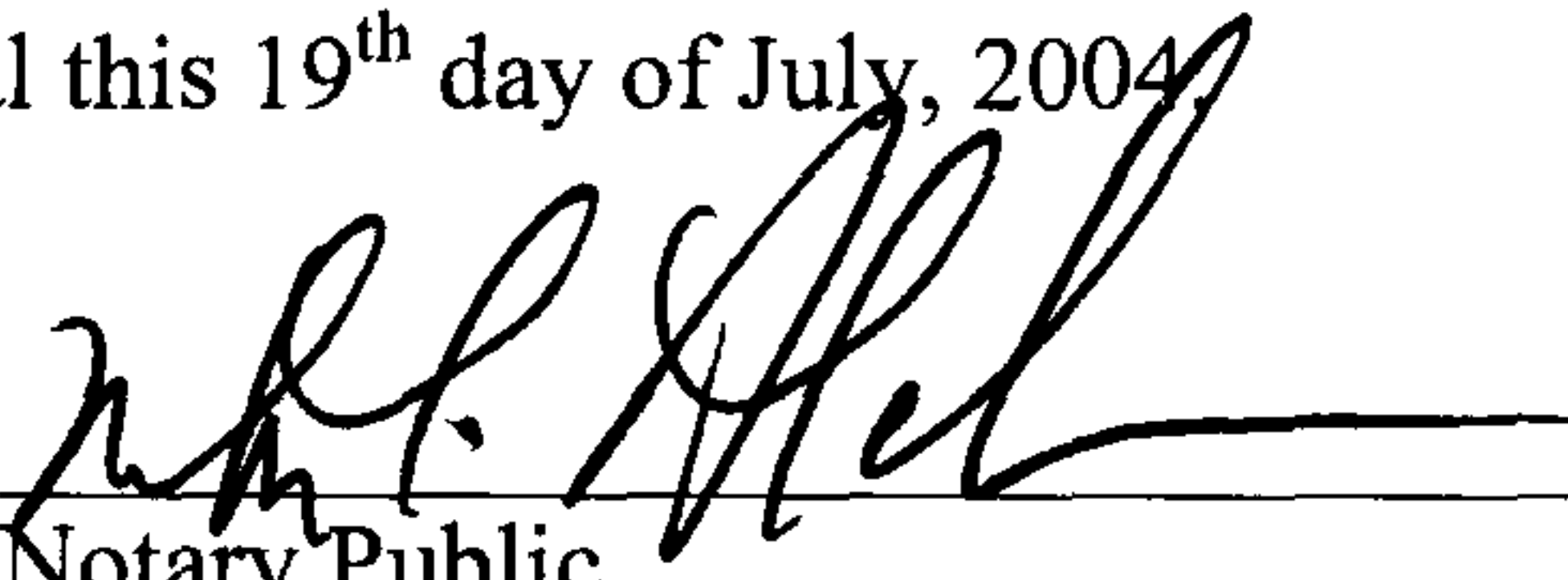
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of July, 2004.


Thomas B. Turner

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Thomas B. Turner, 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 they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2004


Notary Public

My commission expires: 10-16-04



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the intersection of the South right of way line of Central Georgia Railroad (100-foot right of way) and the Easterly right of way line of Dunnavant School Road (80-foot right of way); thence run South 45 degrees 00 minutes 00 seconds West along said Easterly right of way line for a distance of 129.10 feet to the point of beginning; thence continue along the last described course for a distance of 172.52 feet to a point hereinafter referred to as Point "A"; thence continue along last described course for a distance of 10 feet, more or less, to the centerline of an existing 10-foot creek; thence meander Southeasterly and Northeasterly along the centerline of said creek for a distance of 314 feet, more or less; thence run North 73 degrees 04 minutes 06 seconds East for a distance of 32 feet, more or less, to a point being South 56 degrees 11 minutes 58 seconds East and a distance of 276.68 feet from the aforementioned Point "A"; thence continue North 73 degrees 04 minutes 06 seconds East for a distance of 164.79 feet; thence run North 33 degrees 13 minutes 52 seconds East for a distance of 80.00 feet to a point on a non-tangent curve to the right, said curve having a radius of 1661.77 feet; thence run Southwesterly along the arc of said curve for an arc length of 216.87 feet (Delta equals 07 degrees 28 minutes 39 seconds, chord length equals 216.72 feet, chord bearing equals North 64 degrees 21 minutes 53 seconds West) to a point of tangency of said curve; thence run North 59 degrees 28 minutes 20 seconds West for a distance of 132.38 feet to the point of beginning.

Situated in Section 4, Township 18 South, Range 1 East, Shelby County, Alabama.

According to survey of Rodney Y. Shiflett, RLS #21734, dated July 7, 2004.