


SEND TAX NOTICE TO: JAMES ANTHONY AND HOLLY GLUTH TURNER  
4529 MAGNOLIA DRIVE  
BIRMINGHAM, ALABAMA 35242

## WARRANTY DEED

### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:  
COUNTY OF SHELBY:

  
20040924000528170 Pg 1/1 37.50  
Shelby Cnty Judge of Probate, AL  
09/24/2004 11:52:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$263,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **STEPHEN PROKOP, III and HOLLY J. PROKOP, HUSBAND AND WIFE**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JAMES ANTHONY TURNER and HOLLY GLUTH TURNER**, (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

LOT 12, THE MAGNOLIA'S AT BROOK HIGHLAND, AS RECORDED IN MAP BOOK 13, PAGE 102, A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



\$210,400.00 and \$26,300.00 of the purchase price received above was paid from a first and second purchase money mortgage loans closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.


IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of September, 2004.

  
STEPHEN PROKOP, III  
BY: HOLLY J. PROKOP, ATTORNEY IN FACT  
  
HOLLY J. PROKOP

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE HEREBY CERTIFY THAT HOLLY J. PROKOP INDIVIDUALLY AND AS ATTORNEY IN FACT FOR STEPHEN PROKOP, III IS SIGNED TO THE FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DATE THAT BEING INFORMED OF THE CONVEYANCE, HE INDIVIDUALLY AND IN HER CAPACITY AS SUCH ATTORNEY IN FACT, AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DATE THE SAME BEARS DATE. GIVEN UNDER MY HAND AND SEAL THIS THE 21ST DAY OF SEPTEMBER, 2004.

  
NOTARY PUBLIC

CHRISTOPHER P. MOSELEY  
MY COMMISSION EXPIRES 10/27/05

THIS INSTRUMENT IS PREPARED BY:  
CHRISTOPHER P. MOSELEY  
MOSELEY AND ASSOCIATES, P.C.  
3800 COLONNADE PARKWAY, SUITE 630