


**SEND TAX NOTICE TO:**  
Roman J. Surles

**This instrument was prepared by:**  
**VERNON N. SCHMITT, ATTORNEY AT LAW**  
**P. O. BOX 521, LEEDS, AL 35094**

  
20041210000678320 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
12/10/2004 15:21:00 FILED/CERTIFIED

**Warranty Deed**

**STATE OF ALABAMA}**  
**SHELBY COUNTY}**

**KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of TEN AND NO/100 (\$10.00) 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, we, KATHY S. TURNER AND HUSBAND JAMES M. TURNER, (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell, and convey unto ROMAN J. SURLES, (herein referred to as GRANTEE, whether one or more), the following described real estate, situate in Shelby County, Alabama, to-wit:

Commencing at the Northwest corner of the Southwest Quarter of the Northeast quarter of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 0 degrees 00 minutes 00 seconds East, a distance of 644.68 feet to the POINT OF BEGINNING; thence continuing South along said line, a distance of 175.24 feet; thence South 87 degrees 41 minutes 41 seconds East, a distance of 583.69 feet; thence North 2 degrees 18 minutes 19 seconds East, a distance of 106.79 feet; thence North 77 degrees 38 minutes 33 seconds West, a distance of 250.85 feet; thence North 83 degrees 36 minutes 49 seconds West, a distance of 344.61 feet to the POINT OF BEGINNING; said description tract containing 2.00 acres, more or less.

**30' (FOOT) EASEMENT DESCRIPTION**

Commencing at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 0 degrees 00 minutes 00 seconds East, a distance of 644.68 feet; thence South 83 degrees 36 minutes 49 seconds East, a distance of 344.61 feet; thence South 77 degrees 38 minutes 33 seconds East, a distance of 176.90 feet to the POINT OF BEGINNING; thence North 42 degrees 05 minutes 53 seconds East, a distance of 183.15 feet; thence North 67 degrees 03 minutes 46 seconds East, a distance of 279.40 feet; thence North 89 degrees 15 minutes 40 seconds East, a distance of 68.88 feet; thence South 85 degrees 36 minutes 17 seconds East, a distance of 96.81 feet; thence North 89 degrees 46 minutes 34 seconds East, a distance of 78.50 feet; thence North 80 degrees 17 minutes 26 seconds East, a distance of 76.01 feet; thence North 84 degrees 25 minutes 14 seconds East, a distance of 40.25 feet; thence South 87 degrees 52 minutes 00 seconds East, a distance of 30.91 feet; thence South 76 degrees 21 minutes 59 seconds East, a distance of 36.05 feet to the centerline of a county paved road known as Bates Road and the POINT OF ENDING.

The property described herein is not the homestead of the Grantor or the Grantor's spouse.

**THIS DEED WAS PREPARED WITHOUT A TITLE SEARCH**

TO HAVE AND TO HOLD unto the said GRANTEE 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 GRANTEE, 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 convey the



## PAGE TWO, WARRANTY DEED

same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_ day of December 2004.

WITNESS:

Sandra S. Hules

Kathy S. Turner  
KATHY S. TURNER

Sandra S. Hules

James M. Turner  
JAMES M. TURNER

STATE OF ALABAMA}  
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHY S. 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December 2004.

Peggy M. Scott  
Notary Public  
MY COMMISSION EXPIRES DECEMBER 28, 2004

STATE OF ALABAMA}  
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES M. 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 3rd day of December 2004.

Peggy M. Scott  
Notary Public

MY COMMISSION EXPIRES DECEMBER 28, 2004