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20060627000306440 1/2 \$127.00
Shelby Cnty Judge of Probate, AL
06/27/2006 08:13:10AM FILED/CERT

Shelby County, AL 06/27/2006
State of Alabama
Deed Tax: \$113.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

WBH INVESTMENT, LLC
275 HIGHLAND VIEW DRIVE
BIRMINGHAM, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED THIRTEEN THOUSAND DOLLARS 00/100 (\$113,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ALETA VAN RIPER TURNER AS TRUSTEE OF THE M.E. TURNER AND RACHEL F. TURNER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TURNER LIVING TRUST, DATED DECEMBER 12, 2002 AND ANY AMENDMENTS THERETO** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **WBH INVESTMENT, LLC**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 1, Block 3, according to the Survey of Wooddale as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. EASEMENTS AND BUILDING LINE, AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS, COVENANTS AND CONDITIONS, AS SETFORTH IN DEED BOOK 272, PAGE 85; MISC. BOOK 2, PAGE 390 AND MISC. BOOK 7, PAGE 401.
4. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY, AS RECORDED IN DEED BOOK 101, PAGE 500; DEED BOOK 101, PAGE 281, PAGE 262 AND DEED BOOK 245, PAGE 116.
5. RIGHT OF WAY IN FAVOR OF SOUTH CENTRAL BELL TELEPHONE COMPANY, AS RECORDED IN DEED BOOK 273, PAGE 63.

\$.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, ALETA VAN RIPER TURNER AS TRUSTEE OF THE M.E. TURNER AND RACHEL F. TURNER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TURNER LIVING TRUST, DATED DECEMBER 12, 2002 AND ANY AMENDMENTS THERETO, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of June, 2006.

Aleta Van Riper Turner, Trustee
ALETA VAN RIPER/TURNER, TRUSTEE
M.E. TURNER AND RACHEL F. TURNER,
TRUSTEES, OR THEIR SUCCESSORS IN
TRUST, UNDER THE TURNER LIVING
TRUST, DATED DECEMBER 12, 2002 AND
ANY AMENDMENTS THERETO

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALETA VAN RIPER TURNER AS TRUSTEE OF THE M.E. TURNER AND RACHEL F. TURNER, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE TURNER LIVING TRUST, DATED DECEMBER 12, 2002 AND ANY AMENDMENTS THERETO, 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 21st day of June, 2006.

George M. Vaughn

Notary Public

My commission expires: 9.29.2006

