

**SEND TAX NOTICE TO:**

**Brian Thomas  
Tera Thomas  
175 Baron Drive  
Chelsea, AL 35043**

**This Instrument Prepared by  
Kracke & Thompson, LLP  
2204 Lakeshore Drive, Ste 300  
Birmingham, AL 35209  
(205) 933-2756**

[Space Above This Line for Recording Data]

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Two Hundred Five Thousand Nine Hundred and no/100s Dollars (\$205,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Mark D. Turner, a single person and Leigh Ann Turner, a single person** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brian Thomas and Tera Thomas** (herein referred to as grantees), for and during their joint lives as joint tenants 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 **SHELBY** County, Alabama, to wit:

Lot 22, according to the Survey of Royal Forest 2<sup>nd</sup> Sector, as recorded in Map Book 21, page 128, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$184,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the 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 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, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of APRIL, 2007.

Mark D. Turner  
Mark D. Turner  
Leigh Ann Turner  
Leigh Ann Turner

STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Mark D. Turner and Leigh Ann 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 this conveyance, he executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 30<sup>th</sup> day of April, 2007.

My Commission Expires: 10/31/08

[Signature]  
Notary Public



20070503000204450 2/2 \$35.50  
Shelby Cnty Judge of Probate, AL  
05/03/2007 09:24:50AM FILED/CERT

(S E A L)

Shelby County, AL 05/03/2007  
State of Alabama

Deed Tax: \$21.50