

SEND TAX NOTICE TO:

Joel K. Turner, Jr.  
8987 Bush Avenue  
Leeds, AL 35094

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

STATE OF PENNSYLVANIA:

MONTEGOMERY COUNTY:

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **EIGHTY-TWO THOUSAND AND NO/100.....(\$82,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **MARGUERITE B. EVANS, An Unmarried Woman, Individually**, and I, **MARGUERITE B. EVANS, An Unmarried Woman, Trustee, under the Special Needs Trust for the benefit of Thomas Walter Evans, dated the 30<sup>th</sup> day of December, 2004 and any amendments thereto** (herein referred to as grantors), do grant, bargain, sell and convey unto **JOEL K. TURNER, JR.** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

**See attached "Exhibit A" for legal description.**

**The entire purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.**

Subject to:

1. General and special taxes for 2008 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not warranted herein.
3. Right-of-way granted to Alabama Power Company recorded in Volume 118, Page 302; Volume 136, Page 538; Volume 206, Page 175 and Volume 241, Page 345.
4. Right-of-way granted to City of Leeds recorded in Volume 349, Page 16.
5. Less and except any part of subject property lying within any Bush Avenue.
6. Less and except right of way of Tree Street crossing thru property.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs, successors, and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31<sup>st</sup> day of January, 2008.

Marguerite B. Evans (Seal)  
MARGUERITE B. EVANS, Individually

Marguerite B. Evans (Seal)  
MARGUERITE B. EVANS, Trustee  
under the Special Needs Trust for the  
benefit of Thomas Walter Evans, dated  
the 30<sup>th</sup> day of December, 2004 and any  
amendments thereto

STATE OF PENNSYLVANIA:

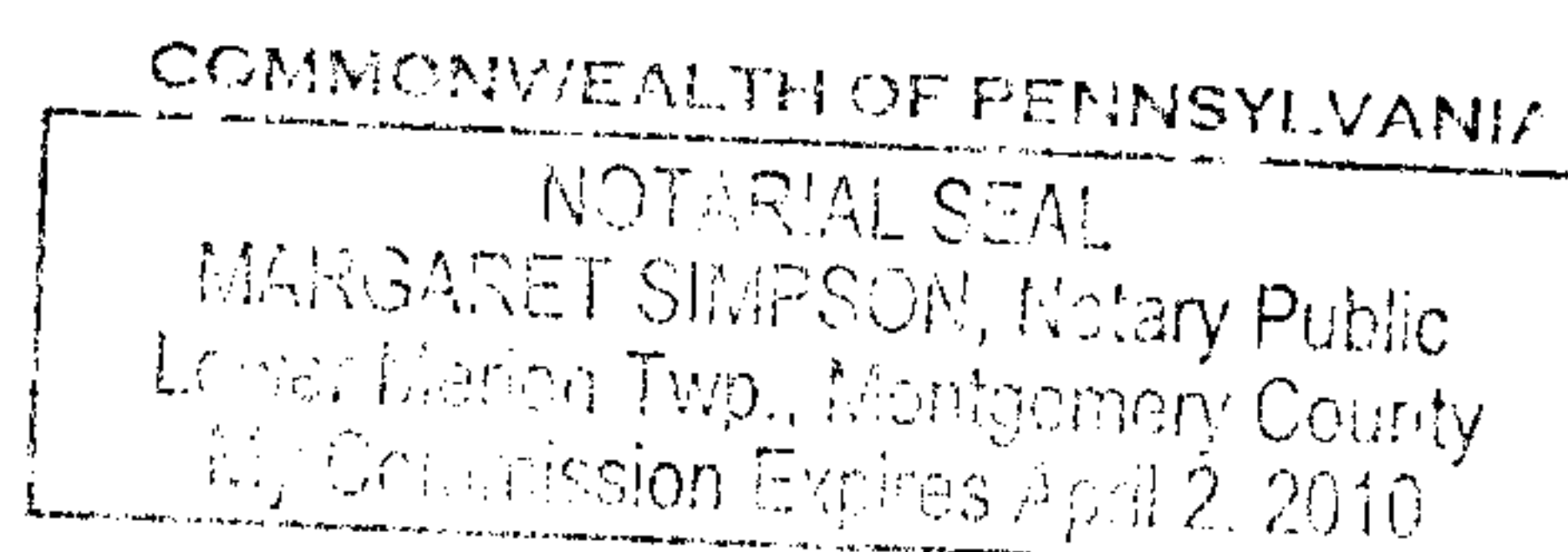
MONTGOMERYCOUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARGUERITE B. EVANS, An Unmarried Woman, Individually, and MARGUERITE B. EVANS, An Unmarried Woman, Trustee under the Special Needs Trust for the benefit of Thomas Walter Evan, dated the 30<sup>th</sup> day of December, 2004 and any amendments thereto**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, both individually, and in her above stated capacity as Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of JANUARY, 2008.


Margaret Simpson  
Notary Public

My Commission Expires: 4.2.2010





"Exhibit A"

  
20080206000049340 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
02/06/2008 12:53:45PM FILED/CERT

Part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 17 South, Range 1 East, and being more particularly described as follows;

Commence at the SW corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  and run North 00 degrees 13 minutes 40 seconds East along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$ , 296.19 feet to the northerly Right of Way of Bush Avenue, thence run north 00 degrees 15 minutes 54 seconds East 243.66 feet, thence run North 49 degrees 15 minutes 06 seconds East 118.27 feet to the point of beginning, thence continue North 49 degrees 15 minutes 06 seconds East 236.06 feet; thence run south 32 degrees 09 minutes 34 seconds East 292.98 feet, to the northerly Right of Way of Bush Avenue, thence run South 60 degrees 18 minutes 22 seconds West along said Right of Way 145.04 feet; thence run north 54 degrees 12 minutes 22 seconds west along mesh wire fence 223.70 feet; thence run North 37 degrees 58 minutes 54 seconds West along said fence 44.38 feet, to the point of beginning, Shelby County, Alabama.