



20091130000439760 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
11/30/2009 02:29:34 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Pervis Anthony Turnbow and
Kellyanne G. Turnbow
220 Nottingham Drive
Calera, AL 35040

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventy Thousand Five Hundred (\$170,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned American General Financial Services of Alabama, Inc. (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Pervis Anthony Turnbow and Kellyanne G. Turnbow, as husband and wife (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

American General is one and the same as American General Financial Services of Alabama, Inc.

\$167,378.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantees.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 19 day of November, 2009.

American General Financial Services of Alabama, Inc.

By: [Signature]

Its: Asst. VP

Deed Tax : \$3.50

STATE OF Indiana
COUNTY OF Vanderburgh

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Thomas J. Grance whose name as Asst. VP of American General Financial Services of Alabama, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such Asst. VP and with such authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of November, 2009.

Coren Nichol Andrecht
NOTARY PUBLIC
My Commission Expires: 3-22-10



COREN NICHOL ANDRECHT
Resident of Vanderburgh County, IN
Commission Expires: March 22, 2010

Exhibit A

Lot 45, according to the Survey of Final Plat of Nottingham, Phase I, as recorded in Map Book 28, Page 127, in the Probate Office of Shelby County, Alabama.



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