


This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Tommy E. Turpin
10367 Chelsea Road
Chelsea, AL 35043


20091214000456570 1/2 \$167.50
Shelby Cnty Judge of Probate, AL
12/14/2009 10:17:27 AM FILED/CERT

TITLE NOT EXAMINED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Fifty-three Thousand, Four Hundred Sixty-seven and 77/100-----(\$153,467.77) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I/we,

Matthew Turpin and *Angela J. Turpin, husband and wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Tommy E. Turpin and Marla Turpin

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following
described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all
purposes:


Subject to current taxes, easements and restrictions of record.

*Angela J. Turpin is one and the same person as Angela C. Jackson

TO HAVE AND TO HOLD Unto the said GRANTEES 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.

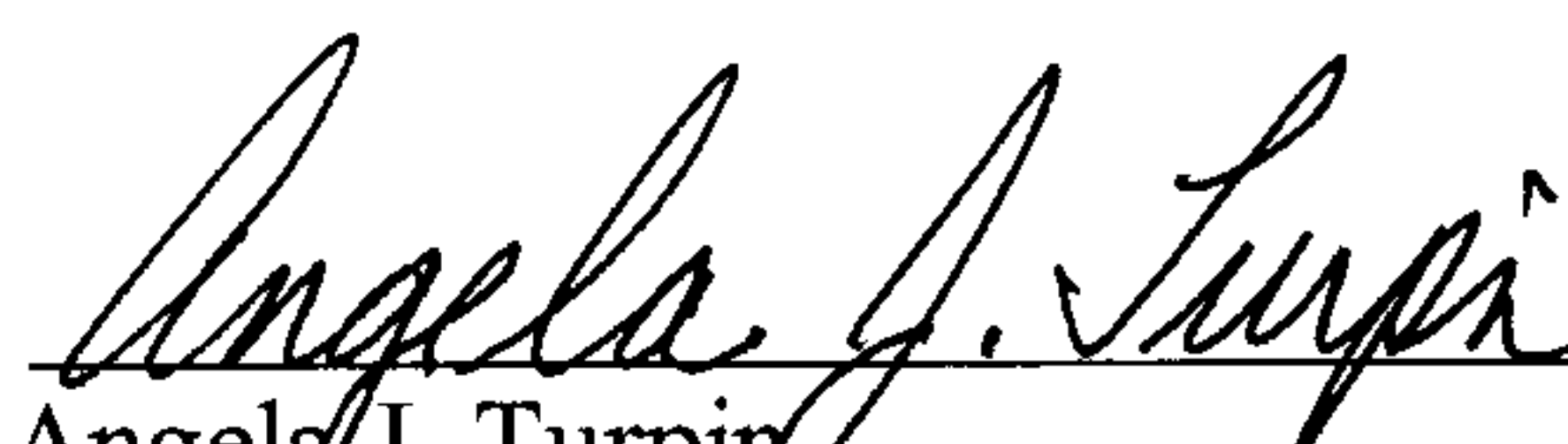
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their heirs and assigns that I am (we are) lawfully seized in
fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that I (we) have 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this
7th day of December, 2009.



Matthew Turpin (Seal)

(Seal)



Angela J. Turpin (Seal)

(Seal)

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

General Acknowledgment

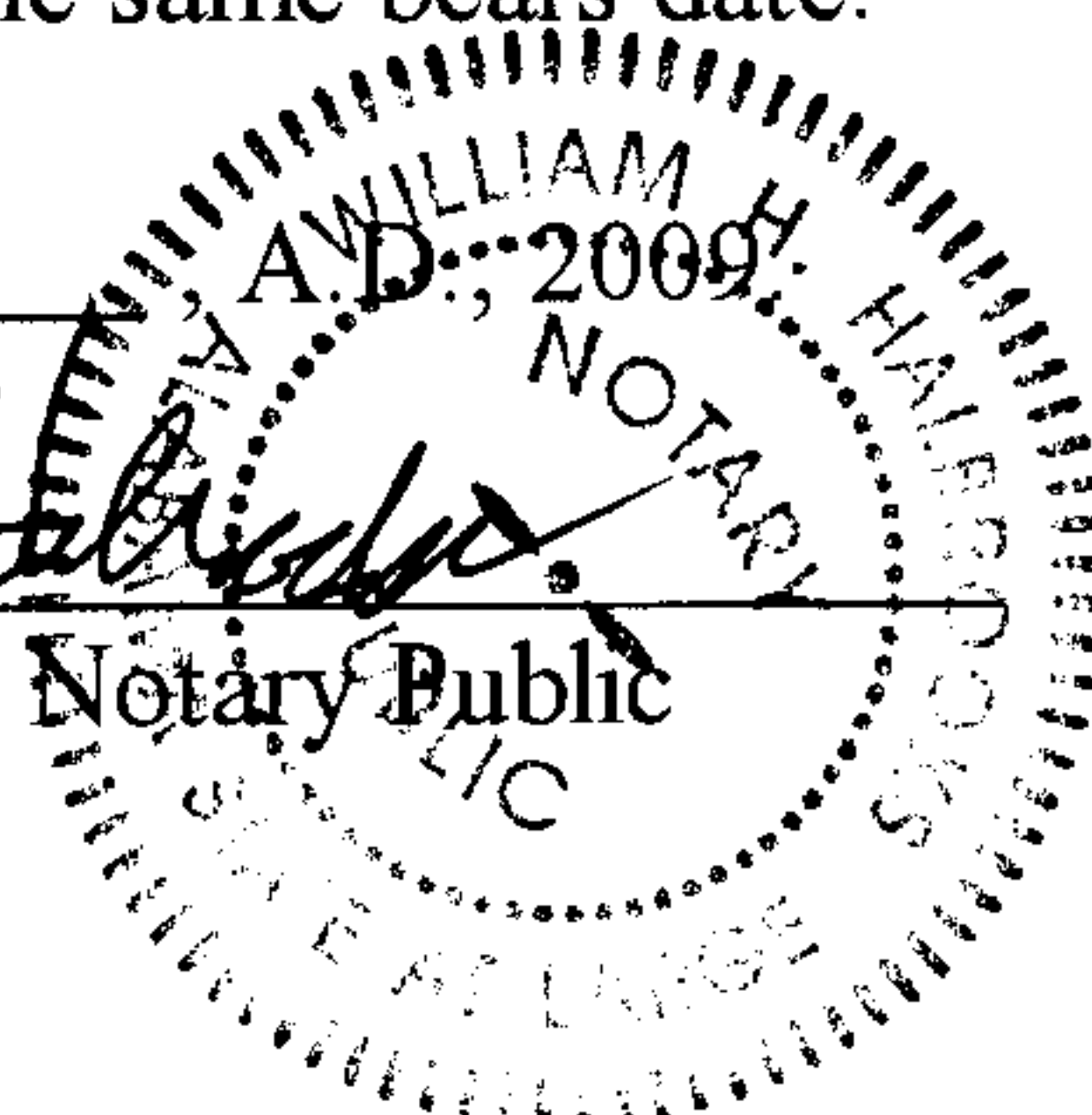
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Matthew Turpin and Angela J. Turpin, whose name(s) are signed to the foregoing conveyance,
and who are known to me, acknowledged before me on this day, that, being informed of the
contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December

My Commission Expires: 4/21/12



William H. Halbrooks, Notary Public



Shelby County, AL 12/14/2009
State of Alabama
Deed Tax : \$153.50



20091214000456570 2/2 \$167.50
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EXHIBIT "A"

Commence at the Northwest corner of Section 2, Township 20 South, Range 1 West, thence run South along the West line of said section a distance of 48.51 feet, thence turn an angle of $34^{\circ}55'36''$ to the left and run a distance of 2,132.31 feet to a point on the West right-of-way line of Shelby County Highway #47, thence turn an angle of $20^{\circ}45'51''$ to the right and run along said Highway right-of-way a distance of 157.47 feet, thence turn an angle of $2^{\circ}27'41''$ to the right and run a distance of 64.3 feet to the point of beginning, thence continue along said Highway right-of-way a distance of 12.05 feet, thence turn an angle of $0^{\circ}43'26''$ to the right and continue along said Highway right-of-way a distance of 154.90 feet; thence turn an angle of $75^{\circ}12'20''$ to the right and run a distance of 328.54 feet, thence turn an angle of $73^{\circ}57'50''$ to the right and run a distance of 80.64 feet, thence turn an angle of $74^{\circ}18'30''$ to the right and run a distance of 132.05 feet, thence turn an angle of $28^{\circ}46'22''$ to the right and run a distance of 281.35 feet to the point of beginning.

Situated in Section 2, Township 20 South, Range 1 West, Shelby County, Alabama.