

This instrument was prepared by

Send Tax Notice To: Brandon Lee Turner

(Name) Larry L. Halcomb, Attorney
3512 Old Montgomery Highway, Suite 219
(Address) Birmingham, AL 35209

name
118 Highview Cove
address
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND AND NO/100 DOLLARS (\$137,000.00)**
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Patricia Anderson, A Single Woman
(herein referred to as grantors) do grant, bargain, sell and convey unto **Brandon Lee Turner and Sarah S. Turner**

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

**Lot 182, according to the Final Plat of High Ridge Village Phase 7, as recorded in Map Book 31, page 39,
in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.
Subject to taxes for 2010.
Subject to building lines, easements, transmission line permits, and restrictions or covenants, of record.**

Patricia Anderson, the Grantor herein, and Patricia A. Herring is one and the same person.

Shelby County, AL 06/03/2010
State of Alabama
Deed Tax : \$2.00

\$135,179.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 27th
day of May, 2010.

_____(Seal)
_____(Seal)
_____(Seal)

*Patricia Anderson, by Rufus Von Anderson,
Her attorney in Fact*
Patricia Anderson, by Rufus Von Anderson, Her
Attorney in Fact
_____(Seal)
_____(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Rufus Von Anderson
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily*
on the day the same bears date.

Given under my hand and official seal this 27th day of May A.D., 2010

***In his capacity as Attorney in Fact for
Patricia Anderson**

Larry L. Halcomb

Notary Public