

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Ann Turner and Jerry Turner
6737 Hickory Trail
Pinson, AL 35126

STATE OF ALABAMA)
COUNTY OF SHELBY)

*10,000.00

STATUTORY WARRANTY DEED
(With Right of Survivorship)

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of LOVE AND AFFECTION, and other good and valuable consideration, paid to the undersigned grantor, Annie Ruth McGaughy Turner, a married woman ("Grantor"), by Annie Ruth Turner and Jerry Lee Turner ("Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Parcel 1

Lot 14, Block 2, Sector 3, Resurvey of George's Subdivision of Keystone, Shelby County, Alabama. Located in the Southwest 1/4 of Section 25, Township 20 South, Range 3 West (being that property described in deed recorded in Instrument #2000-45595, in the Probate Office of Shelby County, Alabama).

Parcel 2

Lots 12 and 13, in Block 2, Sector One, Resurvey of George's Subdivision of Keystone, as recorded in Map Book 3, page 79, in the office of the Judge of Probate of Shelby County, Alabama, Mineral and Mining rights excepted. Also subject to protective covenants related to Sector One of Resurvey of George's Subdivision of Keystone, in Shelby County, Alabama, dated May 12, 1955, and filed June 19, 1955, in Deed Book 174, Page 32, in the office of the Judge of Probate of Shelby County, Alabama.

Parcel 3

Lot 14, in Block 2, according to the survey of Sector One of the Resurvey of George's Subdivision of Keystone, as recorded in Map book 3, page 79, in the office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights are exempted herefrom and said property is conveyed subject to the protective covenants related to said Sector One of the resurvey of George's Subdivision of Keystone, which covenants were dated May 12, 1955 and filed June 19, 1955, in Deed Book 174, page 32, in the Probate Office of said Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements and Restrictions of record.

This property does not constitute the homestead of the Grantor herein.

NOTE: The preparer of this document has prepared same without a search of title and without a survey and makes no certification as to title or to the location of said land.

TO HAVE AND TO HOLD to the 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.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 13th day of October, 2010.

WITNESS:

A. Marshall

Annie Ruth McGaughy Turner
Annie Ruth McGaughy Turner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annie Ruth McGaughy Turner, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of October, 2010.

Anne P. Marshall
Notary Public

My Commission Expires: 3/12/2011