



20110405000357280 1/2  
**Bk: LR201103 Pg: 11694**  
**Jefferson County, Alabama**  
 I certify this instrument filed on  
 04/05/2011 01:24:26 PM D  
 Judge of Probate- Alan L. King



20110407000108260 1/2 \$88.00  
 Shelby Cnty Judge of Probate, AL  
 04/07/2011 11:57:26 AM FILED/CERT

*This instrument was prepared by:*  
**Mike T. Atchison**  
 Attorney At Law, Inc.  
 P O Box 822  
 Columbiana, AL 35051

*Send Tax Notice to:*  
**Jason Turner**  
**PO Box 731**  
**Montevallo, AL**  
**35115**

**WARRANTY DEED**

STATE OF ALABAMA)  
 COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR HUNDRED FIFTEEN THOUSAND DOLLARS and NO/00 (\$415,000.00)**, to the undersigned grantor, **FORWARD PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto, **JASON TURNER AND DANIELLE TURNER** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

*SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION*

Subject to taxes due for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$342,253.25 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, To the said **GRANTEE**, his, her or their heirs and assigns forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with the said **GRANTEE**, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **GRANTEE**, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **GRANTOR**, by PAT INGLES, its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 31 day of MARCH, 2011.

*Forward Properties, LLC*

PAT INGLES

By: PAT INGLES  
 Its: PRESIDENT

STATE OF Georgia  
 COUNTY OF Cobb)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pat Ingles, whose names as President of **FORWARD PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, 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, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 31 day of March, 2011.

Gene Johnson  
 Notary Public

(SEAL)

My Commission Expires: 06-30-12



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EXHIBIT "A"

A parcel of land being located in the North 1/2 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at a 2 inch capped pipe found at the NE corner of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence run an assumed bearing of South 89 deg. 48 min. 14 sec. West a distance of 3154.34 feet to a 1/2 inch rebar found; thence run South 2 deg. 44 min. 11 sec. East a distance of 237.16 feet; thence run South 87 deg. 38 min. 27 sec. East a distance of 1028.08 feet to the West right of way line of U.S. Highway No. 31; thence run South 04 deg. 29 min. 56 sec. West along said right of way a distance of 2141.66 feet to the point of beginning; thence continue South 04 deg. 29 min. 56 sec. West along said right of way a distance of 157.48 feet to a point, being 797.49 feet, North 04 deg. 29 min. 56 sec. East from a concrete monument found at Station 230+85 of the Highway 31 right of way map; thence North 85 deg. 30 min. 04 sec. West, perpendicular to said highway a distance of 792.07 feet; thence North 55 deg. 12 min. 05 sec. East a distance of 248.66 feet; thence South 85 deg. 30 min. 04 sec. East a distance of 599.64 feet to the point of beginning; being situated in Shelby County, Alabama.

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**Bk: LR201103 Pg: 11694**  
**Jefferson County, Alabama**  
 04/05/2011 01:24:26 PM D  
 Fee - \$8.00  
 Deed Tax - \$73.00  
 Total of Fees and Taxes - \$81.00  
 SCOTTK

Shelby County, AL 04/07/2011  
 State of Alabama  
 Deed Tax: \$73.00