

11-6233

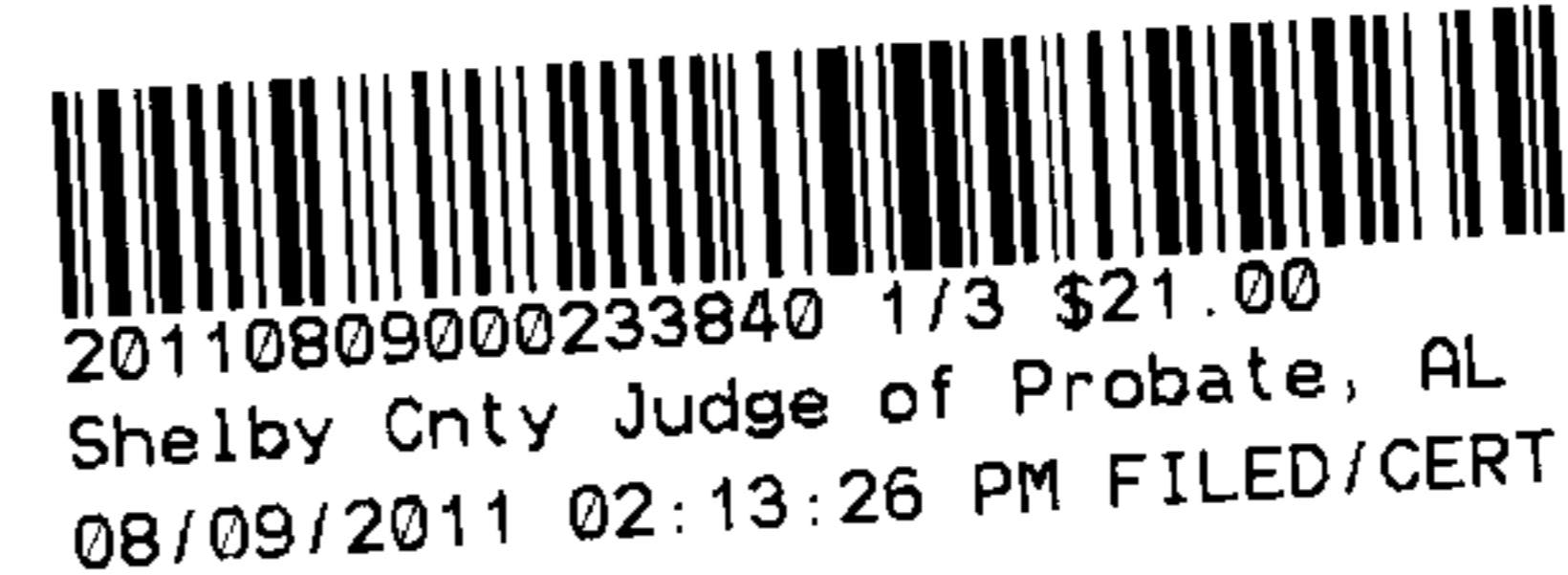
THIS INSTRUMENT PREPARED BY:  
BARNES, TUCKER & BARNES, P.C  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
RACHEL S. SHORES  
8987 BUSH AVENUE  
LEEDS, AL 35094

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Nine Thousand and 00/100 (\$99,000.00) to the undersigned Grantor, JOEL K. TURNER AND WIFE, APRIL TURNER(hereinafter 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 RACHEL S. SHORES AND KEVIN P. SHORES, (herein referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year 2011 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any. right of Way granted to Alabama Power Copany by instrument recorded in Volume 118, page 302; Volume 136, page 538; Volume 206, pae 175 and Volume 241, page 345
4. Right of way to the City of Leeds, recorded in Volume 349, page 16


\$96,490.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as aforesaid; that Grantor will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

Page 2 of Warranty Deed from JOEL K. TURNER to RACHEL S. SHORES

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 22nd day of July.

  
\_\_\_\_\_  
JOEL K. TURNER

  
\_\_\_\_\_  
APRIL TURNER

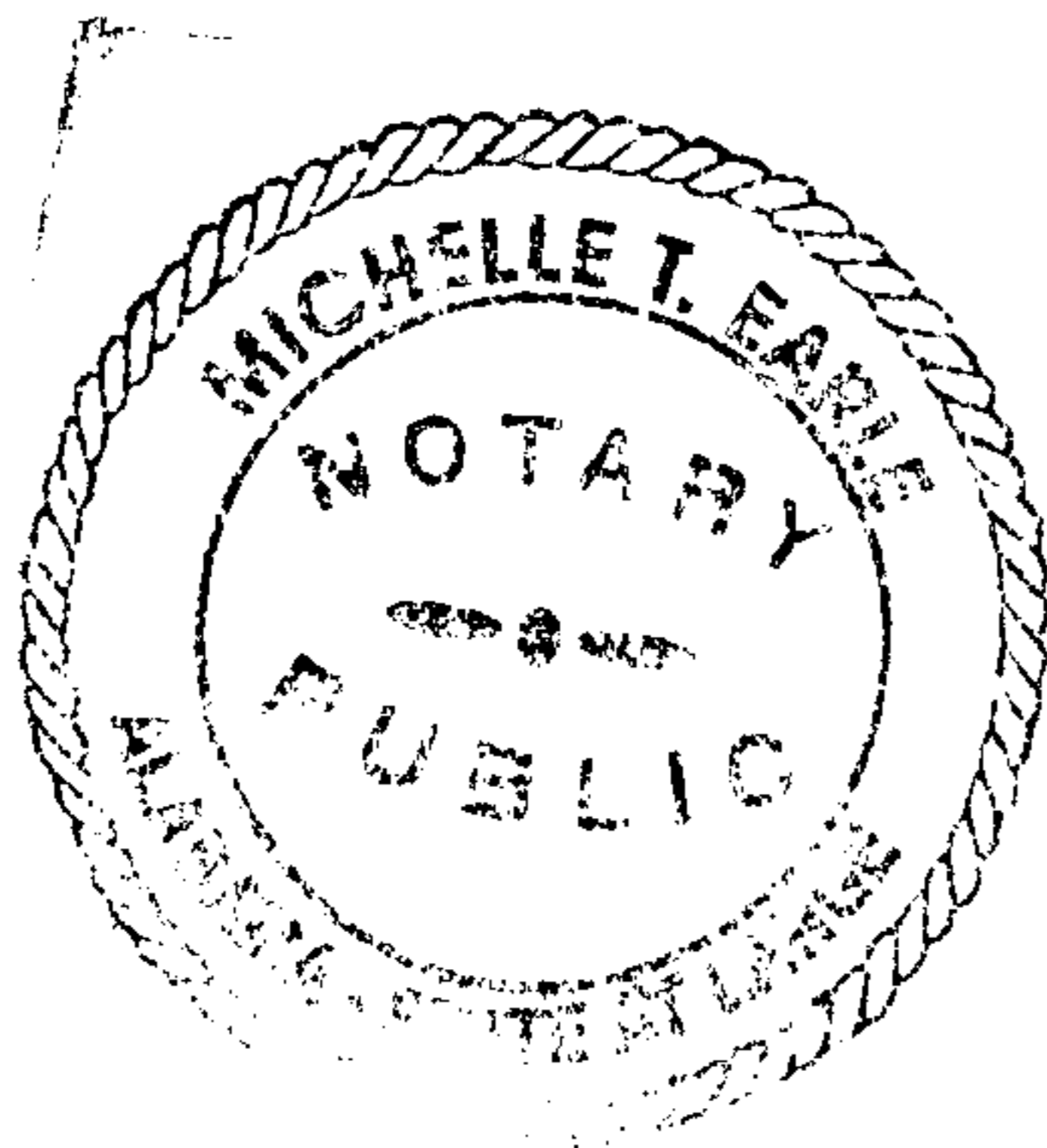
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOEL K. TURNER AND WIFE, APRIL TURNER, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2011.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 11-8-14





20110809000233840 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
08/09/2011 02:13:26 PM FILED/CERT

### EXHIBIT "A" - LEGAL DESCRIPTION

Part of the NW 1/4 of the NW 1/4 of Section 23, Township 17 South, Range. 1 East, and being more particularly described as follows:

Commence at the SW corner of said 1/4 - 1/4 and run North 00°13'40" East along the West line of said 1/4 - 1/4, 296.19 feet to the Northerly right of way of Bush Avenue; thence run North 00°15'54" East 243.66 feet; thence run North 49°15'06" East 118.27 feet to the point of beginning; thence continue North 49°15'06" East 236.06 feet; thence run South 32°09'34" East 292.98 feet, to the Northerly right of way of Bush Avenue; thence run South 60°18'22" West along said right of way 145.04 feet; thence run North 54°12'22" West along mesh wire fence 223.70 feet; thence run North 37°58'54" West along said fence 44.38 feet, to the point of beginning, Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.