



20120305000076340 1/2 \$15.50
 Shelby Cnty Judge of Probate, AL
 03/05/2012 10:50:38 AM FILED/CERT

SEND TAX NOTICE TO:

Omar G. Touchstone, III
 1615 Highway 468
 Vincent, AL 35178

This instrument was prepared by

(Name) A. Eric Johnston, Esquire

(Address) 1200 Corporate Drive, Suite 107, Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Tommy Turpin** and spouse, **Marla Turpin** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Omar G. Touchstone, III**, a fifty percent (50%) undivided interest and unto **Tommy Turpin** and spouse, **Marla Turpin**, a fifty percent (50%) undivided interest (herein referred to as grantee, whether one or more), as joint tenants, the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit A

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN.

This is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 3 day of March, 2012.

Tommy Turpin

Marla Turpin

STATE OF ALABAMA)
 SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy Turpin and Marla Turpin, whose names 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 3rd day of March, 2012.

Notary Public
 Print Name: Kimberly Martin Robinson
 My Commission Expires: March 19, 2014

Shelby County, AL 03/05/2012
 State of Alabama
 Deed Tax: \$15.00

20120305000076340 2/2 \$16.50
Shelby Cnty Judge of Probate, AL
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Exhibit A

Commence at a ¾" rebar in place being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 00° 21' 46" West for a distance of 160.38 feet to a ¾" rebar in place being located on the Westerly right-of-way of Shelby County Highway 47; thence proceed North 11° 46' 08" West along the Westerly right-of-way of said road for a distance of 277.06 feet to a capped rebar in place; thence proceed South 63° 19' 13" West for a distance of 229.11 to the point of beginning. From this beginning point continue South 63° 19' 13" West for a distance of 99.25 feet (set 1/2" rebar); thence proceed North 42° 43' 25" West for a distance of 80.64 feet (set 1/2" rebar); thence proceed North 31° 27' 21" East for a distance of 132.13 feet to a capped rebar in place; thence proceed South 17° 28' 48" East for a distance of 64.48 feet (set 1/2" rebar); thence proceed South 39° 53' 20" East for a distance of 85.88 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama and contains 0.3 acres.

AND ALSO THE ABOVE DESCRIBED LAND IS SUBJECT TO AND GRANTED THE FOLLOWING 20 FOOT INGRESS/EGRESS EASEMENT BEING 10 feet in equal width on each side of the following described line: Commence at a ¾" rebar in place being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 00° 21' 46" West for a distance of 160.38 feet to a ¾" rebar in place being located on the Westerly right-of-way of Shelby County Highway 47; thence proceed North 11° 46' 08" West along the Westerly right-of-way of said road for a distance of 277.06 feet to a capped rebar in place; thence proceed North 11° 47' 13" West along the Westerly right-of-way of said road for a distance of 86.73 feet to the centerline of said easement. From this beginning point proceed South 58° 55' 14" West along the centerline of said easement for a distance of 18.95 feet; thence proceed South 46° 25' 35" West along the centerline of said easement for a distance of 34.57 feet; thence proceed South 32° 15' 32" West along the centerline of said easement for a distance of 39.57 feet; thence proceed South 24° 27' 01" West along the centerline of said easement for a distance of 122.15 feet; thence proceed South 80° 18' 26" West along the centerline of said easement for a distance of 36.45 feet; thence proceed North 82° 40' 48" West along the centerline of said easement for a distance of 46.23 feet to the termination of said easement.