



20120305000076350 1/3 \$21.00
 Shelby Cnty Judge of Probate, AL
 03/05/2012 10:50:39 AM FILED/CERT

2

SEND TAX NOTICE TO:

Tommy Turpin
 Turpin & Associates, P.C.
 1776 Independence Court, Suite 300
 Birmingham, AL 35216

This instrument was prepared by

(Name) A. Eric Johnston, Esquire

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

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

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, **Omar G. Touchstone, III** and spouse, **Katherine G. Touchstone**, and **Tommy Turpin** and spouse, **Marla Turpin** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tommy Turpin** and spouse, **Marla Turpin** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), 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.

TO HAVE AND TO HOLD to 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 served 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.


 Omar G. Touchstone, III


 Katherine G. Touchstone


 Tommy Turpin


 Marla Turpin

Shelby County, AL 03/05/2012
 State of Alabama
 Deed Tax: \$1.00



20120305000076350 2/3 \$21.00
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STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Omar G. Touchstone, III and Katherine G. Touchstone, 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.

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

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.

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



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Exhibit A

Commence at a $\frac{3}{4}$ " 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 $00^{\circ} 21' 46''$ West for a distance of 160.38 feet to a $\frac{3}{4}$ " rebar in place being located on the Westerly right-of-way of Shelby County Highway 47; thence proceed North $11^{\circ} 46' 08''$ West along the Westerly right-of-way of said road for a distance of 277.06 feet to a capped rebar in place, said point being the point of beginning. From this beginning point proceed South $40^{\circ} 22' 59''$ West for a distance of 121.44 feet (set $\frac{1}{2}$ " rebar); thence proceed South $53^{\circ} 51' 14''$ West for a distance of 103.58 feet (set $\frac{1}{2}$ " rebar); thence proceed North $39^{\circ} 53' 20''$ West for a distance of 66.11 feet; thence proceed North $63^{\circ} 19' 13''$ East for a distance of 229.11 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 0.2 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 $\frac{3}{4}$ " 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 $00^{\circ} 21' 46''$ West for a distance of 160.38 feet to a $\frac{3}{4}$ " rebar in place being located on the Westerly right-of-way of Shelby County Highway 47; thence proceed North $11^{\circ} 46' 08''$ 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 $11^{\circ} 47' 13''$ 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 $58^{\circ} 55' 14''$ West along the centerline of said easement for a distance of 18.95 feet; thence proceed South $46^{\circ} 25' 35''$ West along the centerline of said easement for a distance of 34.57 feet; thence proceed South $32^{\circ} 15' 32''$ West along the centerline of said easement for a distance of 39.57 feet; thence proceed South $24^{\circ} 27' 01''$ West along the centerline of said easement for a distance of 122.15 feet; thence proceed South $80^{\circ} 18' 26''$ West along the centerline of said easement for a distance of 36.45 feet; thence proceed North $82^{\circ} 40' 48''$ West along the centerline of said easement for a distance of 46.23 feet to the termination of said easement.