



20120305000076360 1/3 \$20.00
Shelby Cnty Judge of Probate, AL
03/05/2012 10:50:40 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, **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 **Omar G. Touchstone, III** (herein referred to as grantee, 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.

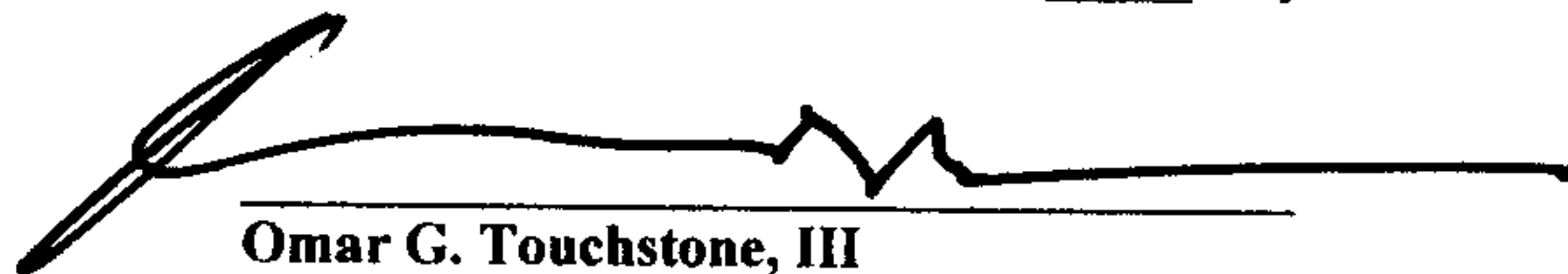
NO TITLE OPINION GIVEN.

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.

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

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.


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.


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



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EXHIBIT A

Commence at an ½" iron in place being the Southwest corner of the Southwest one-fourth of the Northeast one-fourth of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 58° 47' 03" East for a distance of 1389.82 feet (set 1/2" rebar); thence proceed South 10° 10' East for a distance of 687.94 feet to a point on the South boundary of said quarter-quarter section (set 1/2" rebar); thence proceed South 88° 06' 48" West along the South boundary of said quarter-quarter section for a distance of 1310.75 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama and contains 10.2 acres.