

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** (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, whether one or more), as joint tenants with right of survivorship, 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

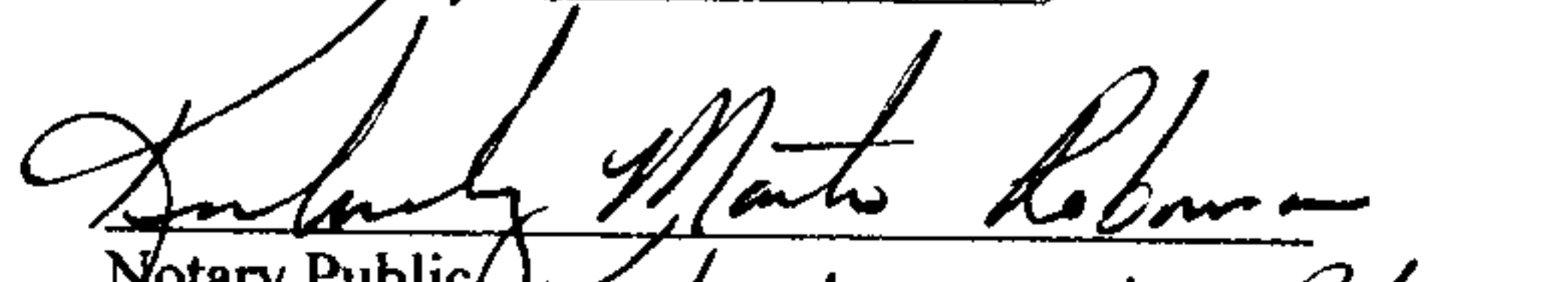

Katherine G. Touchstone

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 Roberson
My Commission Expires: March 19, 2014



20120305000076370 2/2 \$50.00
Shelby Cnty Judge of Probate, AL
03/05/2012 10:50:41 AM FILED/CERT

4A

Exhibit A

Commence at a 3" pipe in place being the Northwest corner of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 00° 48' 51" East along the East boundary of said section for a distance of 564.07 feet to the point of beginning. From this beginning point proceed North 79° 52' 40" East for a distance of 487.05 feet; thence proceed South 63° 58' 06" East for a distance of 161.69 feet to a ½" rebar in place being located on the Westerly right-of-way of Shelby County Highway No. 47; thence proceed South 79° 54' 19" West along the original North line of Lot No. 1 of The Lake as shown by map of said subdivision on record in the office of the judge of Probate of Shelby County, Alabama in Map Book 16 at page 124 for a distance of 698.36 feet; thence proceed South 16° 18' 06" East for a distance of 560.13 feet to a capped rebar in place; thence proceed South 34° 10' 18" West for a distance of 152.60 feet to a point on the West boundary of said Section 2; thence proceed North 00° 48' 51" West along the West boundary of said Section 2 for a distance of 258.92 feet (set 1/2" rebar); thence proceed North 26° 15' 31" West for a distance of 43.69 feet (set 1/2" rebar); thence proceed North 59° 14' 27" West for a distance of 260.84 feet (set 1/2" rebar); thence proceed North 14° 28' 49" East for a distance of 224.04 feet (set 1/2" rebar); thence proceed North 10° 07' 20" West for a distance of 94.0 feet (set 1/2" rebar); thence proceed North 79° 52' 40" East for a distance of 199.72 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 2 and the Northeast one-fourth of the Northeast one-fourth of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama and contains 3.5 acres.