



20120501000149380 1/2 \$95.00
Shelby Cnty Judge of Probate, AL
05/01/2012 08:10:53 AM FILED/CERT

\$80,000

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
Post Office Box 530910
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Samuel J. Turner
7027 Meadowlark Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, Samuel J. Turner, as Trustee of the Turner Living Trust dated October 04, 2002, as amended (herein referred to as the "Grantor"), does grant, bargain, sell and convey unto Samuel J. Turner (herein referred to as the "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

A tract of land located in the NE 1/4 of the SE 1/4 of Section 31, Township 18 South of Range 1 West, in Shelby County, Alabama, described as follows: Commence at the NW corner of said quarter-quarter section and run East along the North line of said quarter-quarter section for a distance of 266 feet; thence run South 260 feet to the point of beginning; thence continue South a distance of 20 feet to a point; thence run West a distance of 266 feet to a point; thence run North a distance of 20 feet to a point; thence run East a distance of 266 feet to the point of beginning.

Subject to ad valorem taxes due October, 2012, not yet a lien.

Subject to current taxes, easements, restrictions, and limitations, if any, of record.

And Grantor does for himself and for his successors and assigns covenant with the said Grantee, his heirs, personal representatives, and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his successors and assigns shall warrant and defend the same to the said Grantee, his heirs, personal representatives, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this the 24 day of April, 2012.

TURNER LIVING TRUST

By:

Samuel J. Turner
Its Trustee

Shelby County, AL 05/01/2012
State of Alabama
Deed Tax: \$80.00

STATE OF ALABAMA)
Shelby COUNTY)


I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Samuel J. Turner, whose name, as Trustee of the Turner Living Trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 24th day of April, 2012.

[SEAL]

Vanessa Barber
Notary Public
My Commission Expires 2-18-2016

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