

Send Tax Notice to Grantee at her Mailing Address Below:

Grantees: Katie Lutz
Janice Thrash, Rebecca Mitchell, and Bonnie Marquess
Grantee's Mailing Address: P.O. Box 771
Alabaster, AL 35007

Prepared by:
Shannon Floyd, Attorney
1240 First St. N, Ste 209
Alabaster, AL 35007

Grantors: David Turquitt, a single man
Grantor's Mailing Address: 100 Addison Drive, Calera, AL 35040
Property Address: 100 Tolleson Road, Calera, AL 35040
Date of Sale: 1-6-2014
Total Consideration/ Purchase price of property: _____
Verification of Purchase Price: (Tax assessor current valuation:
\$4500)

**WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)

SHELBY COUNTY)

Know all men by these presents, that in consideration of Five Hundred Dollars and No One Hundreds (\$500.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, David Turquitt, a single man (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Katie Lutz, a married woman, Janice Thrash, a single woman, Rebecca Mitchell, a married woman and Bonnie Marquess, a single woman (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to wit:

A part of the NE ¼ of NE ¼ of Section 12, Township 22 South, Range 2 West, described as follows: Beginning at a point 436.5 feet south of the northeast corner of said section and running south 67 degrees 04 minutes west 415.6 feet to a point on the Elyton Road; thence with said road south 34 degrees 30 minutes east 482.5 feet; thence leaving said road north 31 degrees 16 minutes east 247 feet to an iron stake on the east line of said section; thence with said section line north 3 degrees 02 minutes west 348.8 feet to the point of beginning, containing 2.814 acres, more or less.

Subject to any and all easements rights of way and restrictions of record.

The property described in this deed is not the homestead of the grantor or his spouse.

This deed was prepared without benefit of a title search or a survey, and the legal description was provided by the Grantor and was taken from that certain instrument recorded in Instrument Number 20031229000829070 recorded of record 12/29/2003 in the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto 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 severed 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

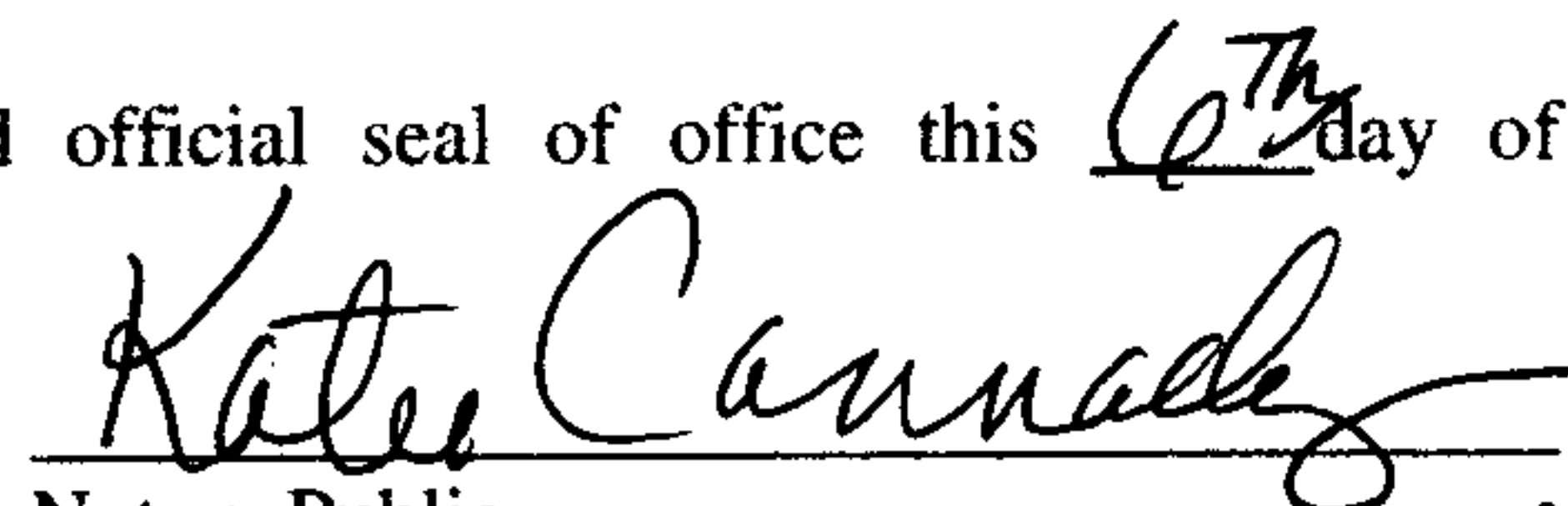
IN WITNESS WHEREOF, I, David Turquitt, a single man, have hereunto set my hand and seals, this 6th day of January 2014.


David Turquitt, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Turquitt, a single man, 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 the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 6th day of December 2014.


Notary Public
My Commission Expires: April 29, 2015



20140109000008610 2/2 \$23.50
Shelby Cnty Judge of Probate, AL
01/09/2014 09:08:04 AM FILED/CERT