

20220505000185350
05/05/2022 03:02:00 PM
CORDEED 1/4

20220504000182210
05/04/2022 09:18:36 AM
DEEDS 1/3

State of Alabama)
County of Shelby)

Warranty Deed

BEING RE-RECORDED TO INCLUDE AN ADDITIONAL EXCEPTED PARCEL AND PROPERLY***

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of four hundred eighty seven thousand five hundred and no/100 dollars (\$487,500.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Lynn F. Gray, a married person (Grantor) whose address is 2600 Highland Avenue South, Unit 803, Birmingham, Alabama 35205, does grant, bargain, sell and convey unto Thomas B. Turner and Katherine K. Turner (Grantees) as joint tenants with right of survivorship, whose address is 16700 Highway 280, Suite A, #192, Chelsea, Alabama 35043, the following described real estate situated in Shelby County, Alabama to-wit:

***** COMPLETE THE LEGAL DESCRIPTION**

All of the East 1/2 of the NW 1/4 and the NW 1/4 of the NE 1/4 lying North of Harpersville-Westover public road in Section 31, Township 19, South Range 2 East.

Also, the East 2/3 of the West 1/2 of the NW 1/4 of Section 31, Township 19 South, Range 2 East.

Also, commence at the Northwest corner of the Southwest 1/4 of Section 31, Township 19 South, Range 2 East; thence run East along the North line of the Southwest 1/2 of Section 31, 440 feet to the Point of Beginning; from the Point of Beginning run South and parallel with the West line of said 1/4 section to the North right of way of the Harpersville-Westover Road; thence run Northeasterly along the North right of way of said road to the North line of the Southwest 1/4 of said Section 31; thence run West along the North line of the Southwest 1/4 to the Point of Beginning; being situated in Shelby County, Alabama. Less and except any portion of subject property lying within a public/private road or road right of way. **FURTHER:**

Less and except a parcel of land located in Section 31, Township 19 South, Range 2 East, more particularly described as follows:

Commence at the NW corner of said Section 31; thence in an Easterly direction along the Northerly line of said Section, a distance of 2784.65 feet to the intersection with the Westerly right of way line of County Highway No. 450; thence 84°46'07" right, in a Southeasterly direction along said right of way line, a distance of 174.74 feet to the beginning of a curve to the right, having a radius of 505.95 feet; thence in a Southwesterly direction along the arc of said curve and along said right of way line a distance of 186.66 feet to the end of said curve; thence in a Southwesterly direction along a line tangent to said curve and along said right of way line, a distance of 121.63 feet to the beginning of a curve to the right, having a radius of 436.98 feet; thence in a Southwesterly direction along the arc of said curve and along said right of way line, a distance of 139.18 feet to the end of said curve; thence in a Southwesterly direction along a line tangent to said curve and along said right of way line, a distance of 135.00 feet to the beginning of a curve to the left, having a radius of 804.48 feet; thence in a Southwesterly direction along the arc of said curve and along said right of way line, a distance of 206.60 feet to the end of said curve; thence in a Southwesterly direction along a line tangent to said curve and along said right of way line, a distance of 69.00 feet to the Point of Beginning; thence continue along last described course, a distance of 332.31 feet to the beginning of a curve to the right, having a radius of 637.19 feet; thence in a Southwesterly direction along the arc of said curve and along said right of way line, a distance of 142.66 feet to the end of said curve; thence in a Southwesterly direction along a line tangent to said curve and along said right of way line, a distance of 299.23 feet; thence 77°02'15" right, in a Northwesterly direction, a distance of 562.03 feet; thence 90° right, in a Northeasterly direction, a distance of 443.00 feet; thence 39°40'49" right, in a Northeasterly direction, a distance of 420.00 feet; thence 50°27'17" right, in a Southeasterly direction, a distance of 378.00 feet to the Point of Beginning.

SEE EXHIBIT "A" FOR ADDITIONAL EXCEPTED PARCEL

Subject to:

Ad Valorem Taxes due October 1, 2022.

Minerals and mining rights not owned

Right of Way granted to Alabama Power Company as recorded in Instrument 1993-15114 in the Probate Office of Shelby County, Alabama.

Boundary Line Agreement recorded in Real 31, page 308, in the Probate Office of Shelby County, Alabama.

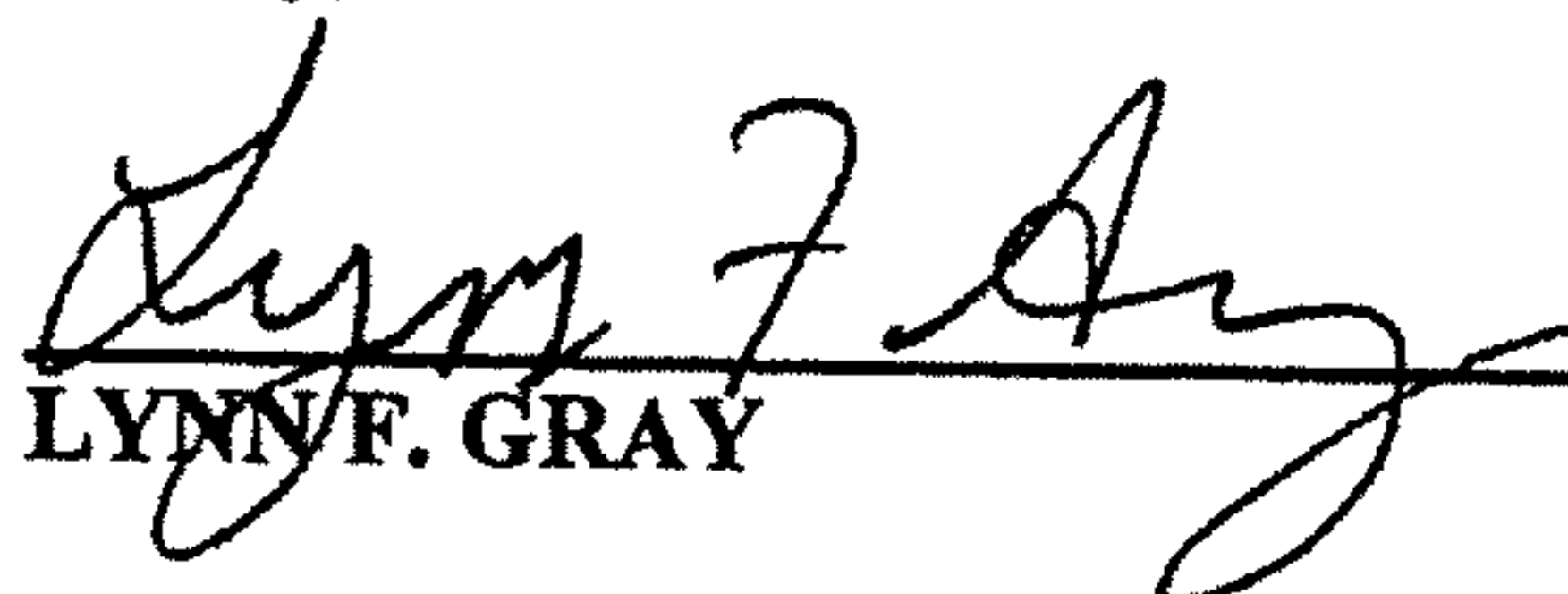
\$405,000.00 of the consideration was paid from the proceeds of a purchase money mortgage.

The property conveyed is vacant land and does not constitute the homestead of the Grantor or her spouse.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 3rd day of May, 2022.

 **SEAL**
LYNN F. GRAY

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Lynn F. Gray whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 3rd day of May, 2022.


Notary Public
Commission Expires: 11/09/22

Send Tax Notice To:

Thomas B. Turner
Katherine K. Turner
16700 Highway 280
Suite A, #192
Chelsea, Alabama 35043
#07-9-31-0-000-003.000

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400
FILE #222107



EXHIBIT "A"
GRAY to TURNER

**ADDITIONAL PARCEL TO BE EXCEPTED FROM THE PROPERTY
CONVEYED**

ALSO LESS AND EXCEPT:

A parcel of land situated in the NW 1/4 of Section 31, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of Section 31, Township 19 South, Range 2 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 31 a distance of 1302.12 feet; thence turn an interior angle to the left of 90°00'00" and run Southerly a distance of 1353.27 feet to the Point of Beginning of said parcel; thence turn an interior angle to the right of 109°20'01" and run Southeasterly distance of 916.53 feet to a point on the Northwesterly right of way of Rock School Road; thence turn interior angle to the left of 77°02'15" and run Southwesterly along said right of way a distance of 139.65 feet to the beginning of a curve turning to the right with a radius of 1320.00 feet; thence Southwesterly along said curve an arc length of 111.17 feet; thence Southwesterly along a line tangent to said curve a distance of 50.64 feet to the beginning of a curve turning to the left with a radius of 505.00 feet; thence Southwesterly along said curve an arc length of 128.60 feet; thence Southwesterly along a line tangent to said curve a distance of 362.98 feet; thence turn an interior angle to the left of 93°11'49", leaving said right of way and run Northwesterly a distance of 796.67 feet; thence turn an interior angle to the left of 90°00'00" and run Northeasterly a distance of 780.00 feet to the Point of Beginning.

All being situated in Shelby County, Alabama.

20220504000182210 05/04/2022 09:18:36 AM DEEDS 3/3



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/05/2022 03:02:00 PM
 \$32.00 JOANN
 20220505000185350

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>LYNN F. GRAY</u>	Grantee's Name	<u>THOMAS B. TURNER & KATHERINE K. TURNER</u>
Mailing Address	<u>2600 HIGHLAND AVE S, UNIT 803 BIRMINGHAM, AL 35205</u>	MAILING ADDRESS	<u>16700 HWY 280, SUITE A, #192 CHELSEA, AL 35043</u>
Property Address	<u>5431 ROCK SCHOOL ROAD HARPERSVILLE, AL 35078</u>	Date of Sale	<u>05/03/2022</u>
		Total Purchase Price	\$ <u>487,500.00</u>
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/3/22

Print GENE W. GRAY, JR.

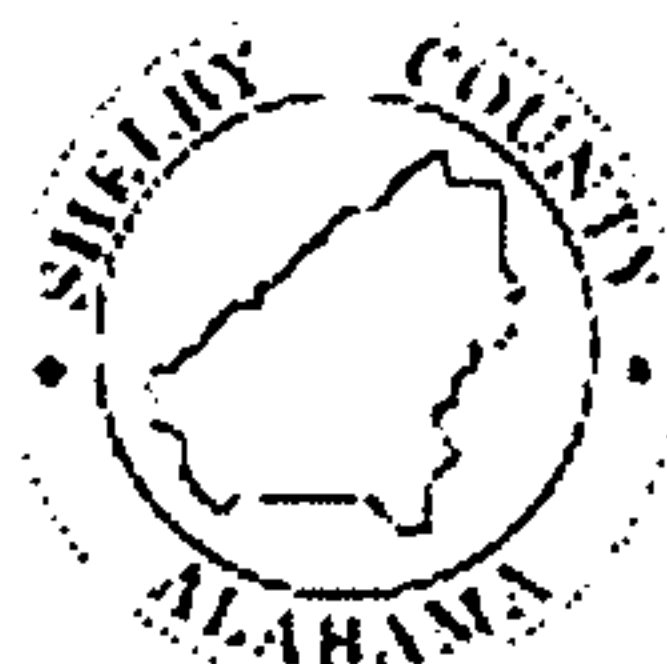
Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/04/2022 09:18:36 AM
 \$110.50 CHERRY
 20220504000182210

Allen S. Bayl