

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Theodore H. Turner, Jr.
1038 Highland Village Trail
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Laurie Elaine Fowler a married person, Rita Marie Armstrong Spain, a married person, and Susan Lea Armstrong, an unmarried person

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Theodore H. Turner, Jr. and Patricia S. Turner

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

From the Southeast corner of Northwest 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 1 West, run Northerly along the East boundary line of said 1/4 – 1/4 section 772.0 feet to the Point of Beginning of the land herein described; thence continue Northerly along last said course for 260.0 feet; thence turn left an angle of 90 degrees 21 minutes and run Westerly 960.19 feet to a point on the East right of way line of Shelby County Road No. 41; thence run left an angle of 73 degrees 49 minutes and run Southwesterly along said right of way line 270.84 feet; thence turn left an angle of 106 degrees 11 minutes and run Easterly 1041.79 feet to the Point of Beginning. This land being part of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 19 South, Range 1 West. Situated in Shelby County, Alabama.

Subject to: (1) 2023 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantors; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of Laurie Elaine Fowler or Rita Marie Armstrong Spain or their spouses.

TO HAVE AND TO HOLD unto 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this **22nd day of June, 2023.**

Laurie Elaine Fowler
 Laurie Elaine Fowler

(Seal)

Rita Marie Armstrong Spain
 Rita Marie Armstrong Spain

Susan Lea Armstrong
 Susan Lea Armstrong

(Seal)

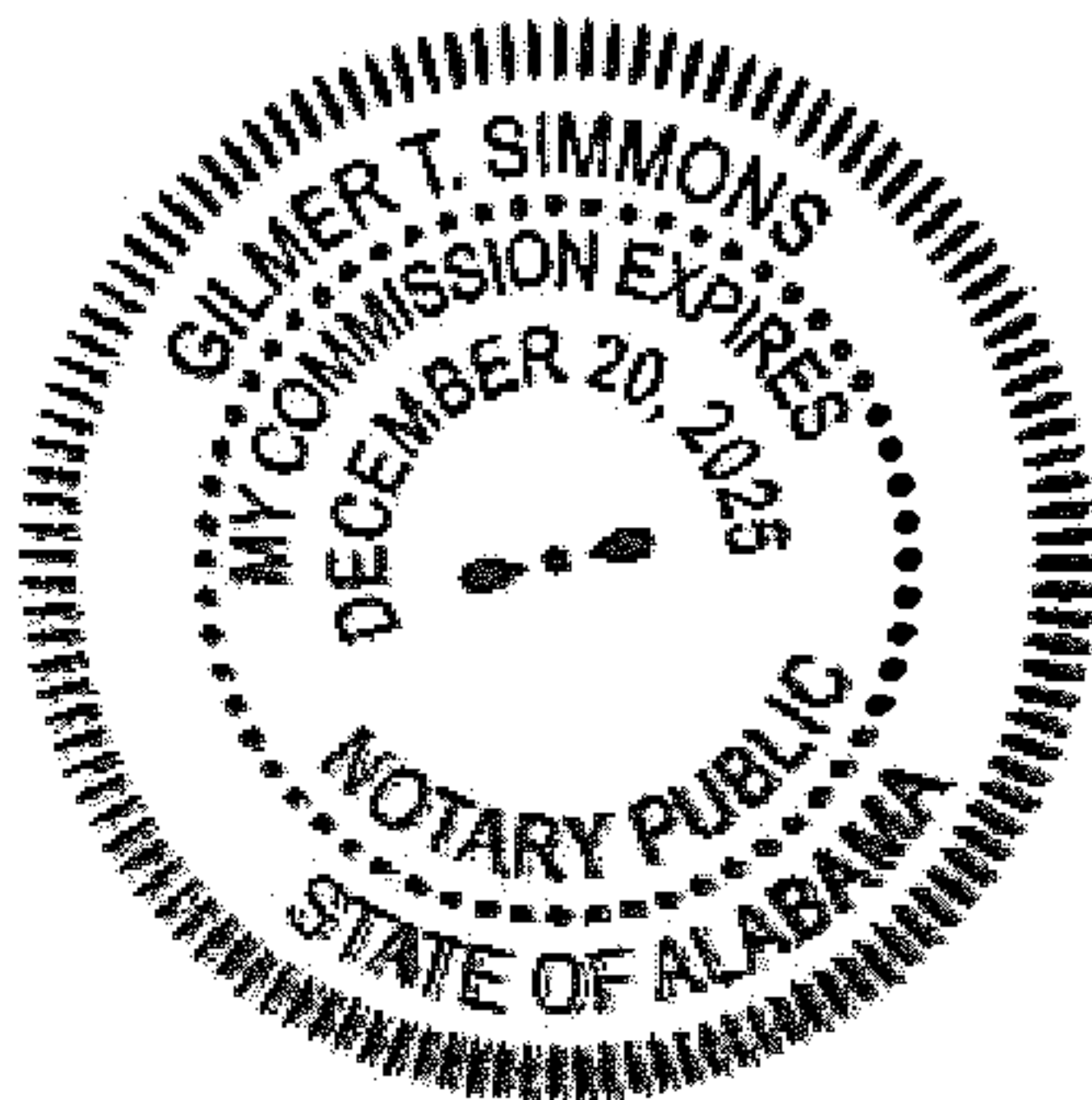
**STATE OF ALABAMA
 JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Laurie Elaine Fowler, Rita Marie Armstrong Spain, and Susan Lea Armstrong**, 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 **22nd day of June, 2023.**

Gilmer T. Simmons

**Notary Public: Gilmer T. Simmons
 My Commission Expires: 12/20/2025**



REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Laurie Elaine Fowler**Date of Sale: **June 22nd, 2023**Grantor Name: **Rita Marie Armstrong Spain**Mailing Address: **1389 Dunnavant Valley Road
Birmingham, Alabama, 35242**Total Purchase Price: **\$290,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **1389 Dunnavant Valley Road
Birmingham, Alabama, 35242**Grantee Name: **Theodore H. Turner, Jr.**Grantee Name: **Patricia S. Turner**Mailing Address: **1038 Highland Village Trail
Birmingham, AL, 35242**

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☐ Appraisal☐ Sales Contract☐ Other _____☒ Closing Statement

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 Section 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 Section 40-22-1 (h).Date: **June 22nd, 2023**Print: Golmer T. Simmons☐ UnattestedSign: [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County
Clerk****Shelby County, AL****07/12/2023 11:20:36 AM****\$319.00 JOANN****20230712000207680***Allen S. Bayal*