

This Instrument was Prepared by:

Send Tax Notice To: Rebecca Leigh Turner

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

202 Thompson St  
Columbiana, AL 35051

File No.: S-14-20962

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Seven Thousand Eight Hundred Dollars and No Cents (\$77,800.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brent Fenley, and wife, Brittany Fenley**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rebecca Leigh Turner**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO


**Property may be subject taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

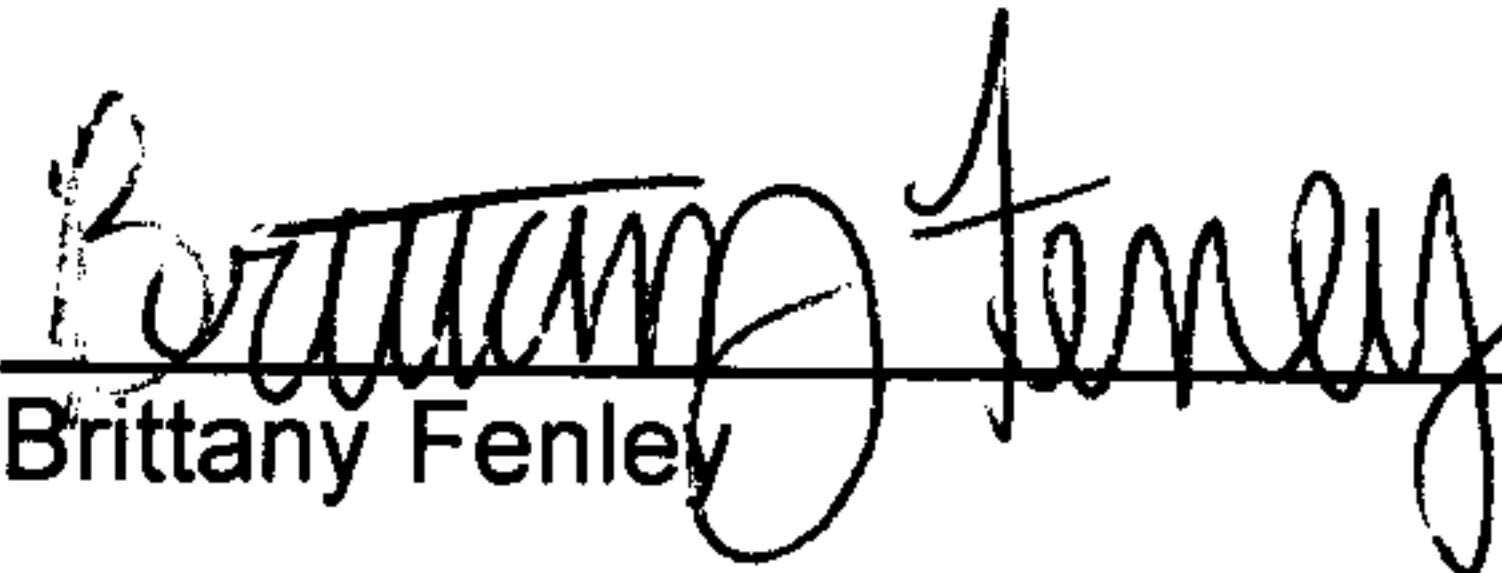
**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of January, 2014.

  
Brent Fenley

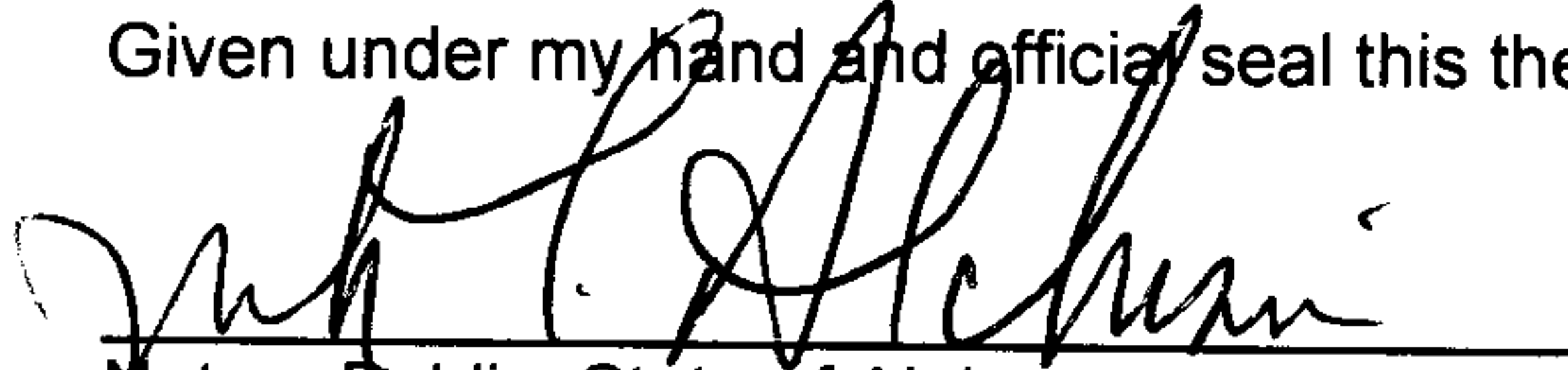
  
Brittany Fenley

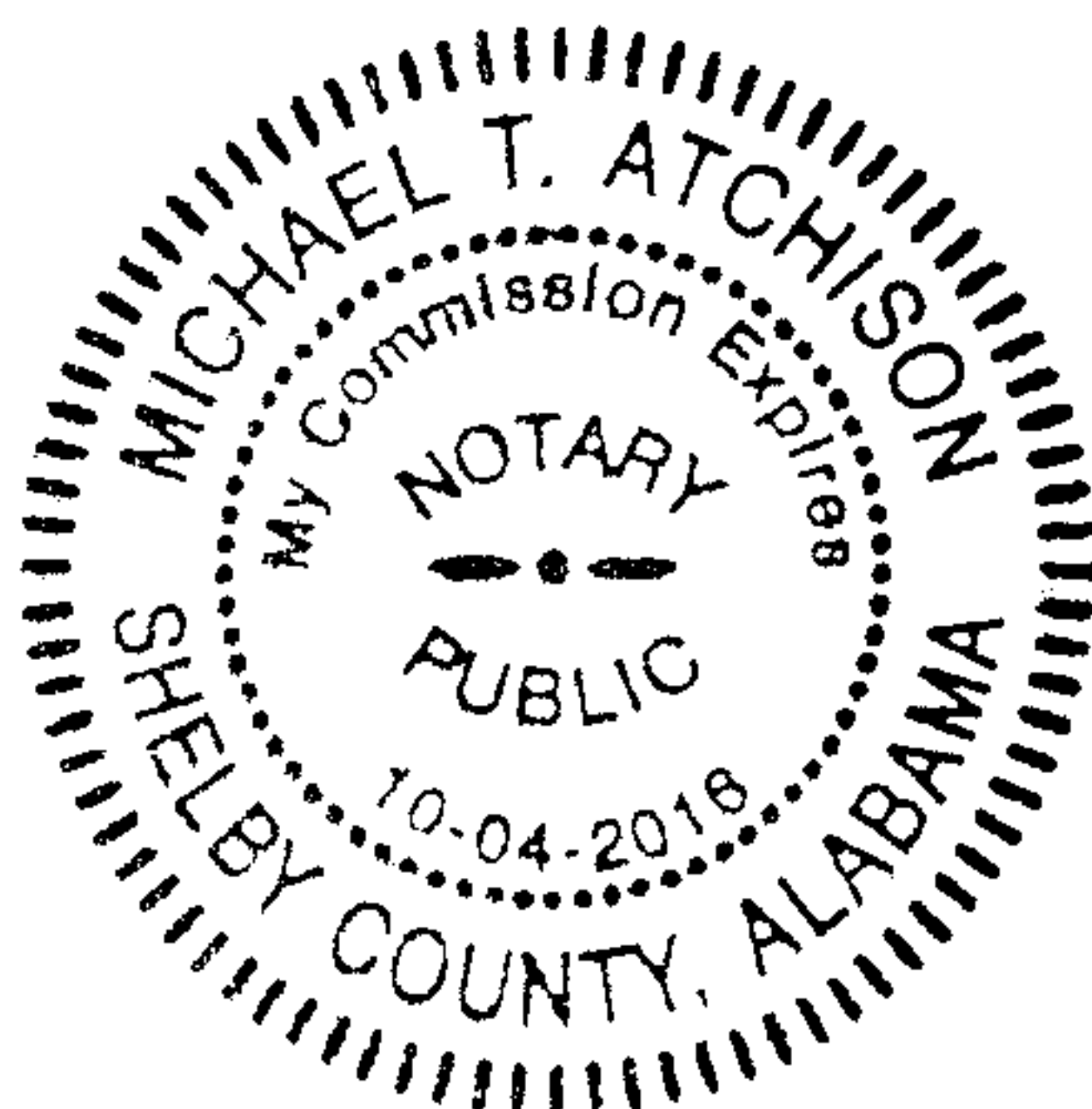
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brent Fenley and Brittany Fenley, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2014.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: 10-4-2016



  
20140131000028650 1/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
01/31/2014 03:15:17 PM FILED/CERT

Shelby County, AL 01/31/2014  
State of Alabama  
Deed Tax: \$78.00

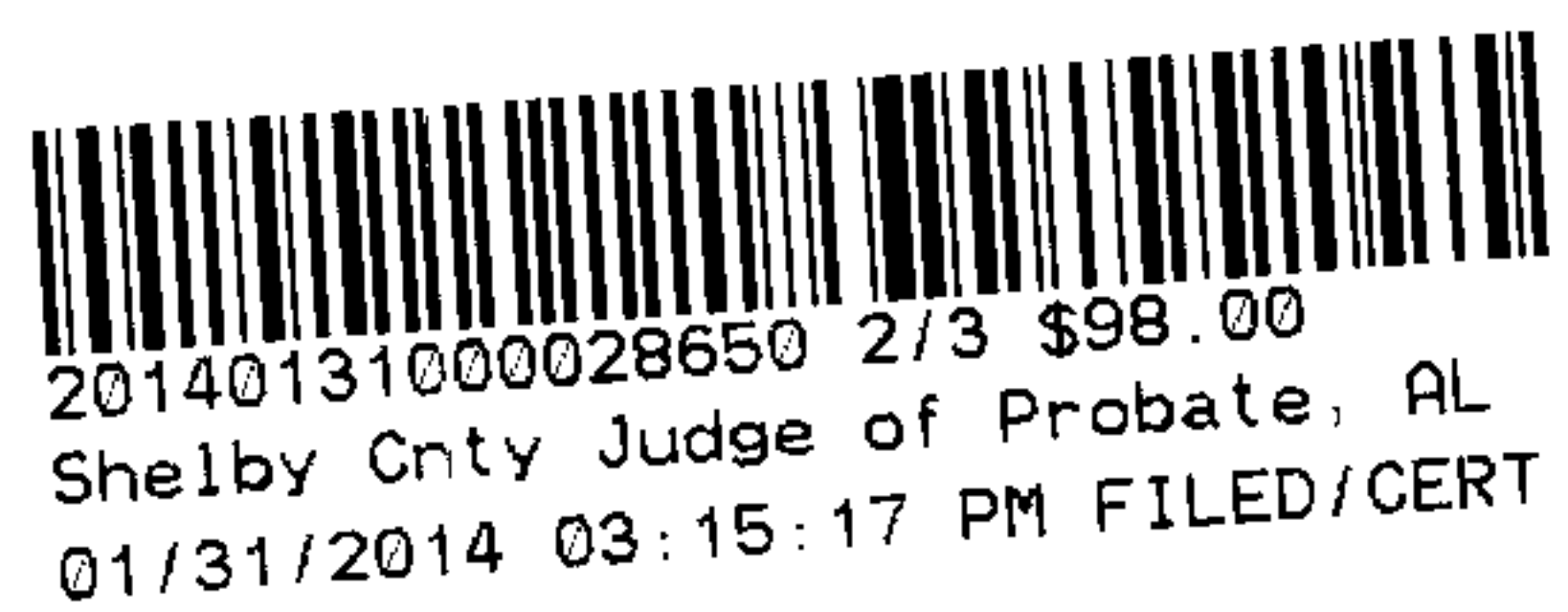
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A lot in the Town of Columbiana, Alabama, described as follows: Beginning at a point where the West line of Thompson Street intersects the North line of an alley running from the Grammar School in said town West to the lot formerly owned by W. B. Browne and run thence North along the West side of Thompson Street 200 feet more or less to the southeast corner of a lot sold by W. J. Horsley and wife to Myra Miles, thence West along the South line of said lot sold to Miles 210 feet more or less to the East line of lot owned by W. W. Carter; thence South along the East line of said W. W. Carter lot 200 feet, more or less, to the North line of the alley above referred to, thence East along the North line of said alley 210 feet more or less to the point of beginning, and being a part of the lot bought from Alice B. Liles and conveyed by deed recorded in Volume 47 on page 502.

LESS AND EXCEPT that property sold to Ben E. Lavender and Joyce Louise Lavender by deed dated July 30, 1965, recorded in Deed Book 236, Page 797, described as follows: Begin at the intersection of the West line of Thompson Street with the North line of Carter's Lane and run thence North along the West line of Thompson Street 100 feet to a point; thence West and parallel with the North line of Carter's Lane 145 feet; thence South and parallel with the West line of Thompson Street 100 feet to the North line of Carter's Lane; thence along same East 145 feet to the point of beginning.

ALSO LESS AND EXCEPT that property sold to Ben E. Lavender and Joyce Louise Lavender by deed dated June 17, 1966 recorded in Deed Book 243, Page 76, described as follows: Commence at a point where the West line of Thompson Street intersects the North right of way line of Carter's Lane and run thence West and along the North line of Carter's Lane 145 feet to the SW corner of a lot heretofore conveyed to Ben Lavender and wife to the point of beginning; thence continue in the same direction West along said right of way line 65 feet, more or less to the SE corner of the Methodist Church lot; thence along said North 100 feet, more or less, to a concrete post, being the SW corner of the B.Z. Cooper's home lot; thence East and parallel with the North right of way home of Carter's Lane 65 feet, more or less, to the NW corner of said lot heretofore conveyed to said Ben Lavender and wife; thence along same South 100 feet, more or less, to point of beginning.

Situated in Shelby County, Alabama.





## Real Estate Sales Validation Form

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

Grantor's Name Brent Fenley

Grantee's Name Rebecca Leigh Turner

Mailing Address 4209 Plantation Pl  
Helena, AL 35050

Mailing Address 202 Thompson St  
Columbiana, Alabama 35051

Property Address 202 Thompson  
Columbiana, Alabama 35051

Date of Sale January 24, 2014  
Total Purchase Price 77,800.00  
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 of 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 January 30, 2014

Print Brent Fenley

Unattested

Sign

Brent Fenley  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20140131000028650 3/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
01/31/2014 03:15:17 PM FILED/CERT

Form RT-1