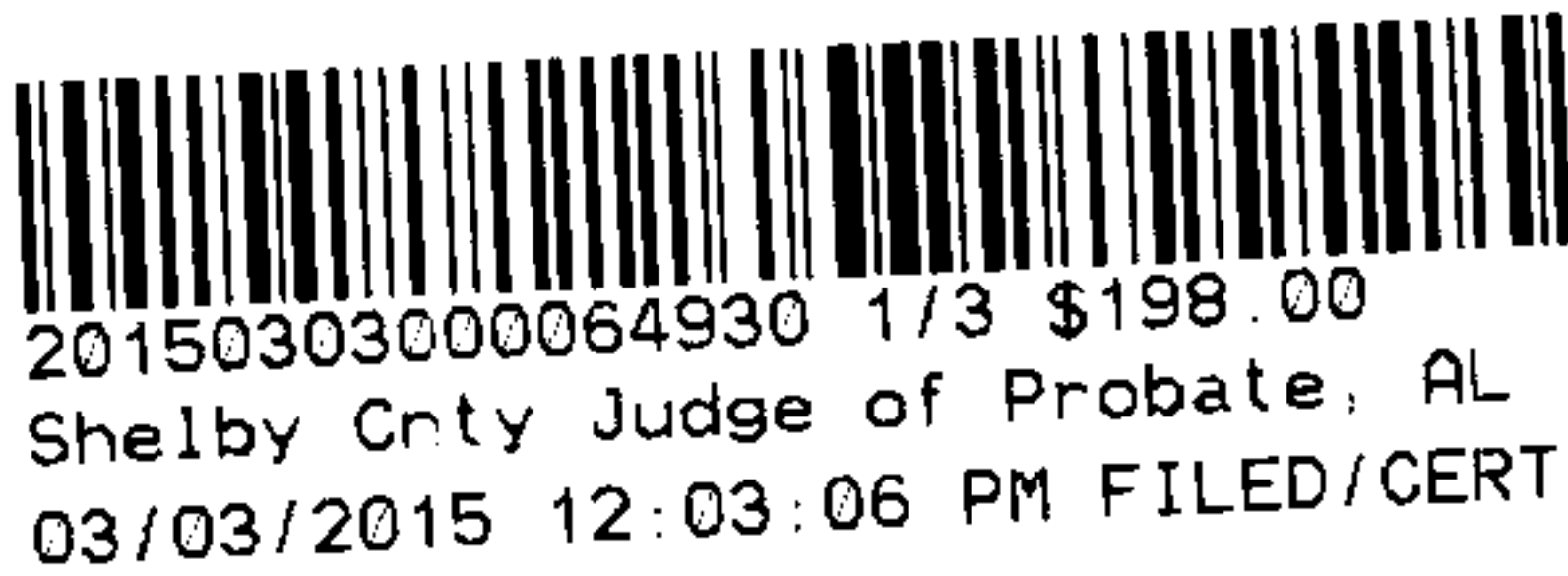


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Lucille McGaughy
206 Hillwood Drive
Alabaster, AL 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of LOVE AND AFFECTION, and other good and valuable consideration, paid to the undersigned grantors, Annie Ruth Turner and husband, Jerry Lee Turner ("Grantors"), by Lucille McGaughy ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Parcel 1

Lot 14, Block 2, Sector 3, Resurvey of George's Subdivision of Keystone, Shelby County, Alabama. Located in the Southwest 1/4 of Section 25, Township 20 South, Range 3 West (being that property described in deeds recorded in Instrument #2000-45595 and Instrument #20101018000346160, in the Probate Office of Shelby County, Alabama).

Parcel 2

Lots 12 and 13, in Block 2, Sector One, Resurvey of George's Subdivision of Keystone, as recorded in Map Book 3, page 79, in the office of the Judge of Probate of Shelby County, Alabama, Mineral and Mining rights excepted. Also subject to protective covenants related to Sector One of Resurvey of George's Subdivision of Keystone, in Shelby County, Alabama, dated May 12,1955, and filed June 19,1955, in Deed Book 174, Page 32, in the office of the Judge of Probate of Shelby County, Alabama.

Parcel 3

Lot 14, in Block 2, according to the survey of Sector One of the Resurvey of George's Subdivision of Keystone, as recorded in Map book 3, page 79, in the office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights are exempted herefrom and said property is conveyed subject to the protective covenants related to said Sector One of the resurvey of George's Subdivision of Keystone, which covenants were dated May 12,1955 and filed June 19,1955, in Deed Book 174, page 32, in the Probate Office of said Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements and Restrictions of record; (3) UCC Financing Statement to Alabama Gas Corporation, recorded in Instrument #2014061800018440.

NOTE: The preparer of this document has prepared same without a search of title and without a survey and makes no certification as to title or to the location of said land.

TO HAVE AND TO HOLD to the Grantee, her heirs and assigns, forever.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the
____ day of February, 2015.

WITNESS:

A. Marshall

A. Marshall

Annie Ruth Turner
Annie Ruth Turner

Jerry Lee Turner
Jerry Lee Turner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annie Ruth Turner, and husband, Jerry Lee Turner, 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 seal this 17th day of February, 2015.

Anne P. Marshall
Notary Public

My Commission Expires: 3/7/2015

20150303000064930 2/3 \$198.00
Shelby Cnty Judge of Probate, AL
03/03/2015 12:03:06 PM FILED/CERT

Shelby County, AL 03/03/2015
State of Alabama
Deed Tax: \$178.00

Real Estate Sales Validation Form

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

Grantor's Name Jerry Lee Turner
Mailing Address Annie Ruth Turner
6737 Hickory Trail
Pinson, AL 35126

Grantee's Name Lucille McGaughy
Mailing Address 206 Hillwood Drive
Alabaster, AL 35007

Property Address Lot 14, Block 2, Sector 3, Lots
12 & 13, Block 2, Sector 1, and
Lot 14, Block 2, Sector 1, Resrvy
of George's Subdiv. at Keystone

Date of Sale 02/17/2015

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 177,800.00

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

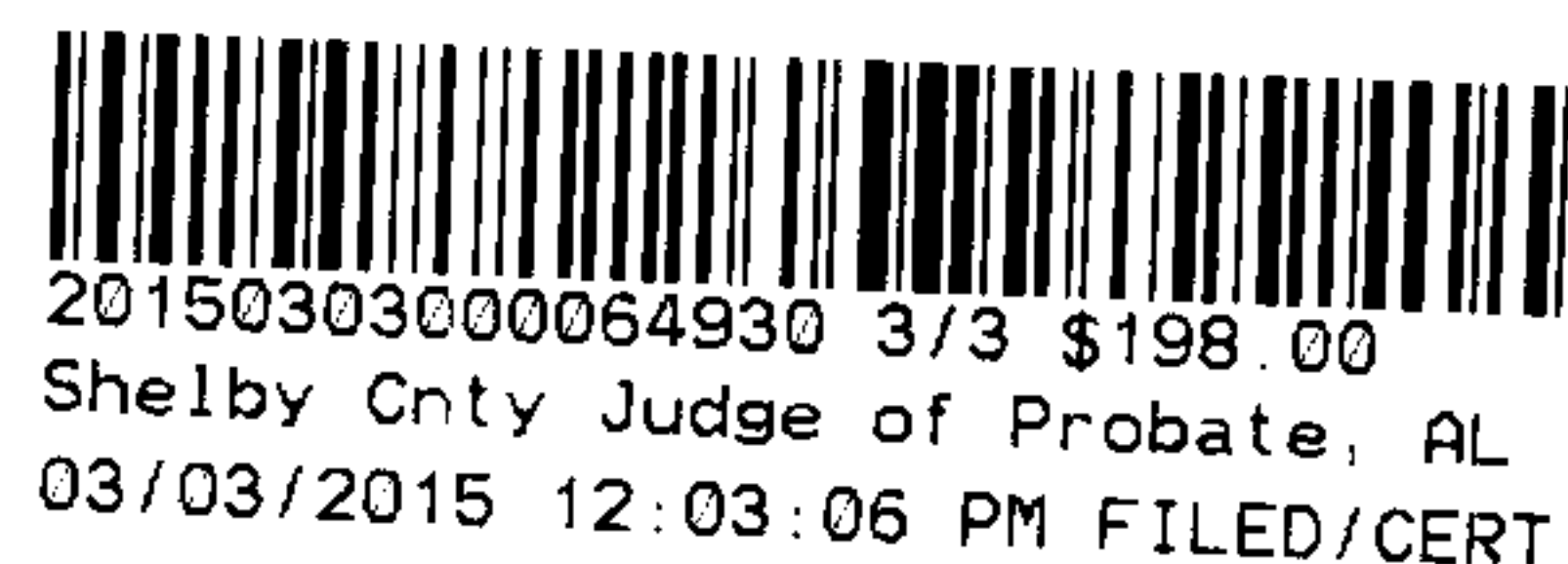
☐ Appraisal

☐ Sales Contract

☒ Other Assessor's Market Value

☐ Closing Statement

If the conveyance document presented for recordation contains all of the r
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 2/17/2015

Print Annie Ruth Turner

 Unattested

(verified by)

Sign Annie Ruth Turner
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1