

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Michael E. Turner
Cheryl A. Turner
4875 Highway 69
Columbiana, AL 35051

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Five hundred fifty thousand and no/100 (\$550,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Larry W. Parmley, Jr., an unmarried man and Kimberly Parmley, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michael E. Turner and Cheryl A. 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" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$417,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

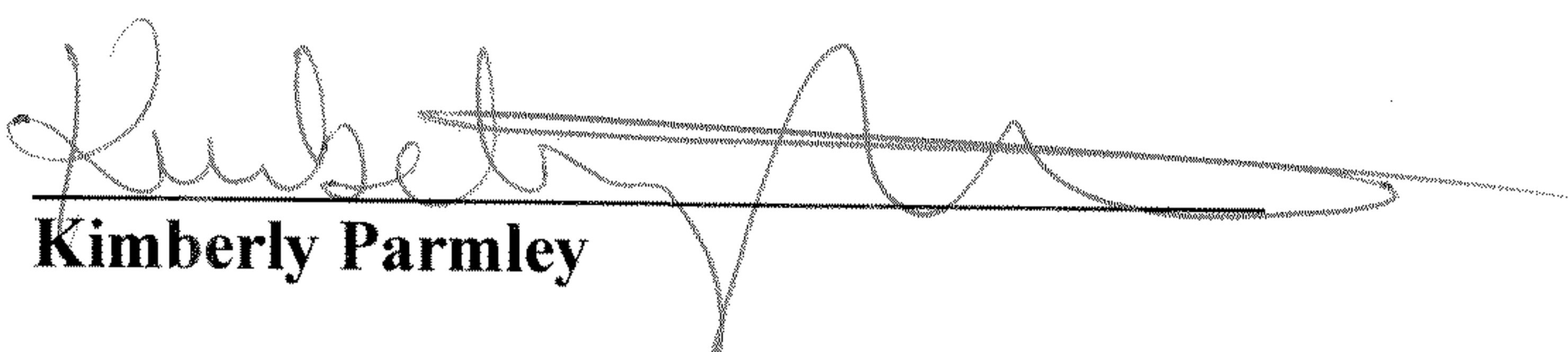
To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of June, 2015.



Larry W. Parmley, Jr.



Kimberly Parmley

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Larry W. Parmley, Jr., an unmarried man and Kimberly Parmley, an unmarried woman**, 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of June, 2015.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018



Notary Public
My Commission Expires:10-21-2018

EXHIBIT "A"

Parcel No. 1: Commence at a 1/2 inch rebar in place being the Northwest corner of the Northeast one fourth of the Northeast one fourth of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00 deg. 55 min. 26 sec. East along the West boundary of the Southeast one fourth of the Southeast one fourth of Section 22 for a distance of 192.20 feet to a 1/2 inch rebar in place; thence continue North 00 deg. 55 min. 26 sec. East along the West boundary of said quarter-quarter section for a distance of 442.39 feet to a 1/2 inch rebar in place being located on the Northerly boundary of a Alabama Power Company 100 foot right of way; thence proceed South 81 deg. 00 min. 43 sec. East along the Northerly boundary of said right of way for a distance of 430.10 feet to the centerline of a 30 foot ingress and egress and utility easement; thence continue South 81 deg. 00 min. 43 sec. East for a distance of 17.38 feet (set 1/2" rebar); thence proceed South 06 deg. 51 min. 36 sec. East for a distance of 159.73 feet; thence proceed South 34 deg. 50 min. 27 sec. East for a distance of 164.95 feet; thence proceed South 07 deg. 23 min. 00 sec. West for a distance of 176.73 feet; thence proceed South 07 deg. 08 min. 19 sec. East for a distance of 39.17 feet; thence proceed South 30 deg. 30 min. 45 sec. East for a distance of 97.20 feet; thence proceed South 20 deg. 25 min. 38 sec. East for a distance of 146.89 feet; thence proceed South 10 deg. 49 min. 50 sec. West for a distance of 70.93 feet; thence proceed South 08 deg. 30 min. 11 sec. East for a distance of 103.81 feet; thence proceed South 01 deg. 36 min. 25 sec. East for a distance of 58.0 feet to a point on the Northerly right of way of Shelby County Highway No. 69, thence proceed North 65 deg. 32 min. 08 sec. West along the Northerly right of way of said highway for a distance of 707.16 feet to a 1/2 inch rebar in place being located on the West boundary of the said Northeast one fourth of the Northeast one fourth of Section 27; thence proceed North 01 deg. 47 min. 56 sec. East along the West boundary of said quarter quarter section for a distance of 102.39 feet to the point of beginning.

The above described land is located In the Northeast one fourth of the Northeast one fourth of Section 27, Township 20 South, Range 1 West and the Southeast one fourth of the Southeast one fourth of Section 22, Township 20 South, Range 1 West, Shelby County.

AND ALSO SUBJECT TO AND GRANTED a 30 foot Ingress and egress and utility easement being 15 feet in equal width on each side of the following described line: Commence at a 1/2 inch rebar in place being the Northwest corner of the Northeast one fourth of the Northeast one fourth of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00 deg. 55 min. 26 sec. East along the West boundary of the Southeast one fourth of the Southeast one fourth of Section 22 for a distance of 192.20 feet to a 1/2 inch rebar in place; thence continue North 00 deg. 55 min. 26 sec. East along the West boundary of said quarter-quarter section for a distance of 442.39 feet to a 1/2 inch rebar in place being located on the Northerly boundary of a Alabama Power Company 100 foot right of way; thence proceed South 81 deg. 00 min. 43 sec. East along the Northerly boundary of said right of way for a distance of 430.10 feet to the centerline of a 30 foot ingress and egress and utility easement; thence proceed South 05 deg. 05 min. 58 sec. West along the centerline of said easement for a distance of 136.71 feet to the P.C. of a concave curve left having a delta angle of 38 deg. 42 min. 31 sec. and a radius of 85.41 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 14 deg. 15 min. 18 sec. East, 56.61 feet to the P.T. of said curve; thence proceed South 33 deg. 36 min. 33 sec. East along the centerline of said easement for a distance of 92.35 feet to the P.C. of a concave curve right having a delta angle of 42 deg. 50 min. 56 sec. and a radius of 132.93 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 12 deg. 11 min. 05 sec. East 97.11 feet to the P.T. of said curve; thence proceed South 09 deg. 14 min. 23 sec. West along the centerline of said easement for a distance of 88.94 feet to the P.C. of a concave curve left having a delta angle of 33 deg. 37 min. 19 sec. and a radius of 132.93 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 07

EXHIBIT "A" CONTINUED

deg. 34 min. 16 sec. East 76.89 feet to the P.T. of said curve; thence proceed South 24 deg. 22 min. 56 sec. East along the centerline of said easement for a distance of 197.80 feet; thence proceed South 12 deg. 45 min. 23 sec. East along the centerline of said easement for a distance of 101.37 feet; thence proceed South 06 deg. 27 min. 54 sec. East along the centerline of said easement for a distance of 155.62 feet to a point on the Northerly right of way of Shelby County Highway No. 69 and the termination of said easement.

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 Larry W. Parmley, Jr.
 Mailing Address Kimberly Parmley
450 County Rd. 164
Jemison, AL 35085

Grantee's Name Michael E. Turner
 Mailing Address Cheryl A. Turner
4875 Highway 69
Columbiana, AL 35051-3353

Property Address 4875 Highway 69
Columbiana, AL 35051-3353

Date of Sale 6/15/15
 Total Purchase Price \$550,000.00
 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 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 § 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 6/15/15

Print Kelly B. Furgerson

Unattested

 (verified by)

Sign 

 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/22/2015 09:44:07 AM
 \$156.00 DEBBIE
 20150622000207670

