

THIS INSTRUMENT PREPARED BY:

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Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203

GRANTOR'S ADDRESS AND SEND TAX
NOTICE TO:

Samuel J. Turner, Trustee
7027 Meadowlark Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Dollars (\$ 1.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Samuel J. Turner, a married man (herein referred to as Grantor), do grant, bargain, sell and convey unto Samuel J. Turner Revocable Trust dated September 27, 2013 (herein referred to collectively as Grantee), subject, however, to a life estate therein expressly reserved to the Grantor herein for his natural life, the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land located in the NE ¼ of the SE ¼ of Section 31, Township 18 South of Range 1 West, in Shelby County, Alabama, described as follows: Commence at the NW corner of said quarter-quarter section and run East along the North line of said quarter-quarter section for a distance of 266 feet; thence run South 260 feet to the point of beginning; thence continue South a distance of 20 feet to a point; thence run West a distance of 266 feet to a point; thence run North a distance of 20 feet to a point; thence run East a distance of 266 feet to the point of beginning.


Subject to ad valorem taxes due October, 2015, not yet a lien.

Subject to current taxes, easements, restrictions, and limitations, if any, of record.

TO HAVE AND TO HOLD, to the said Grantees, their heirs, personal representatives, successors and assigns, forever, subject, however, to the life estate herein expressly reserved to Grantor for his natural life.

And I do for myself and for my heirs, personal representatives, successors and assigns covenant with the said Grantees, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have

Shelby County, AL 07/02/2015
State of Alabama
Deed Tax: \$402.00


20150702000222680 1/3 \$422.00
Shelby Cnty Judge of Probate, AL
07/02/2015 11:09:45 AM FILED/CERT

a good right to sell and convey the same as aforesaid; that I will and my heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantees, their heirs, personal representatives, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of July, 2015.

Samuel J. Turner
SAMUEL J. TURNER


STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel J. Turner, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, 2015.

Deborah Allen
Notary Public
My Commission Expires: 5-6-18

Addresses of Grantees:


20150702000222680 2/3 \$422.00
Shelby Cnty Judge of Probate, AL
07/02/2015 11:09:45 AM FILED/CERT

Real Estate Sales Validation Form

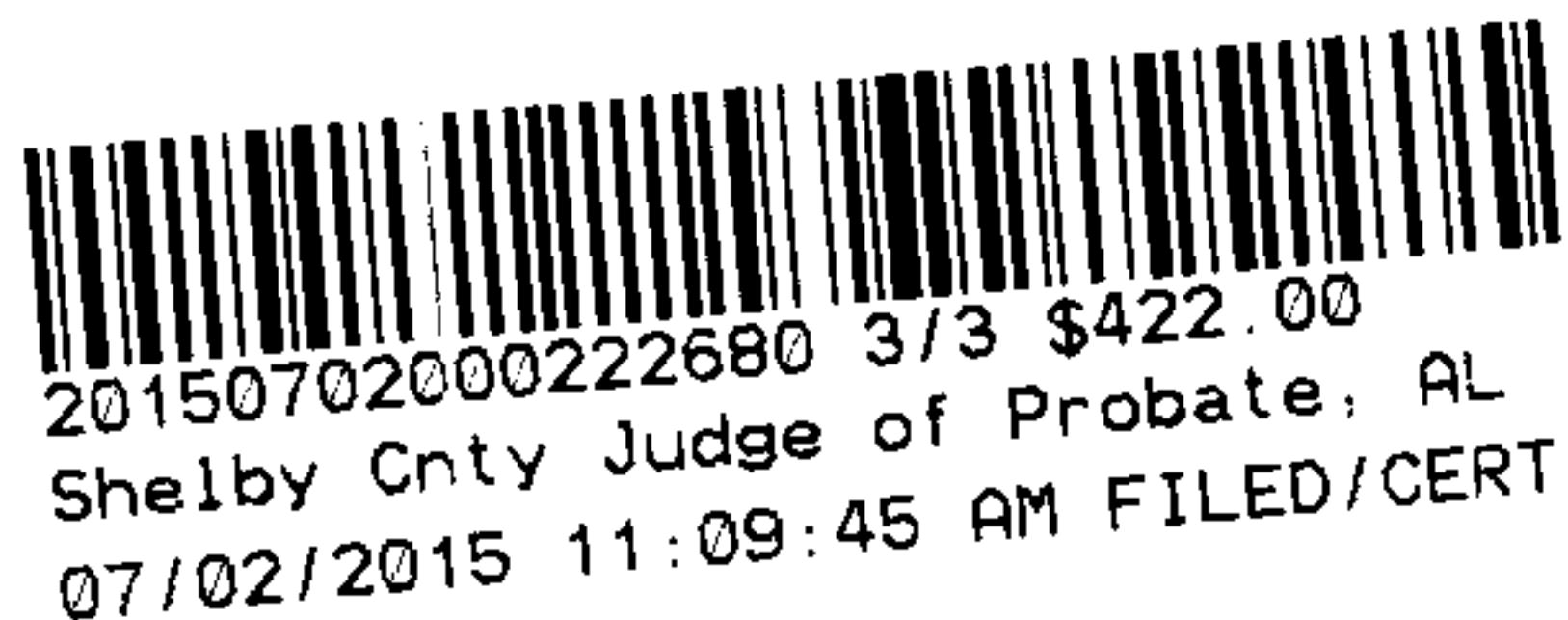
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Samuel J. Turner
Mailing Address 7027 Meadow Lark
Birmingham AL 35242

Grantee's Name Samuel J. Turner
Mailing Address 7027 Meadow Lark
Birmingham, AL 35242

Property Address 7027 Meadow Lark
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$401,940.



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 Tax Office

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 July 2, 2015

Print Samuel J. Turner

Unattested [Signature]
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one