

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Chris Turner
13593 Hwy 43
Vandenberg, AL 35176

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Seven Thousand and No/00 Dollars (\$27,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Howard Partridge, Jr. a/k/a Junior Partridge, an unmarried man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **George Christopher Turner and Tracey Turner, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2016 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Howard Partridge, Jr. and Junior Partridge are one and the same person.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of September, 2015.


Howard Partridge, Jr.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Howard Partridge, Jr., who 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 18th day of September, 2015.

My Commission Expires: 9/17/19

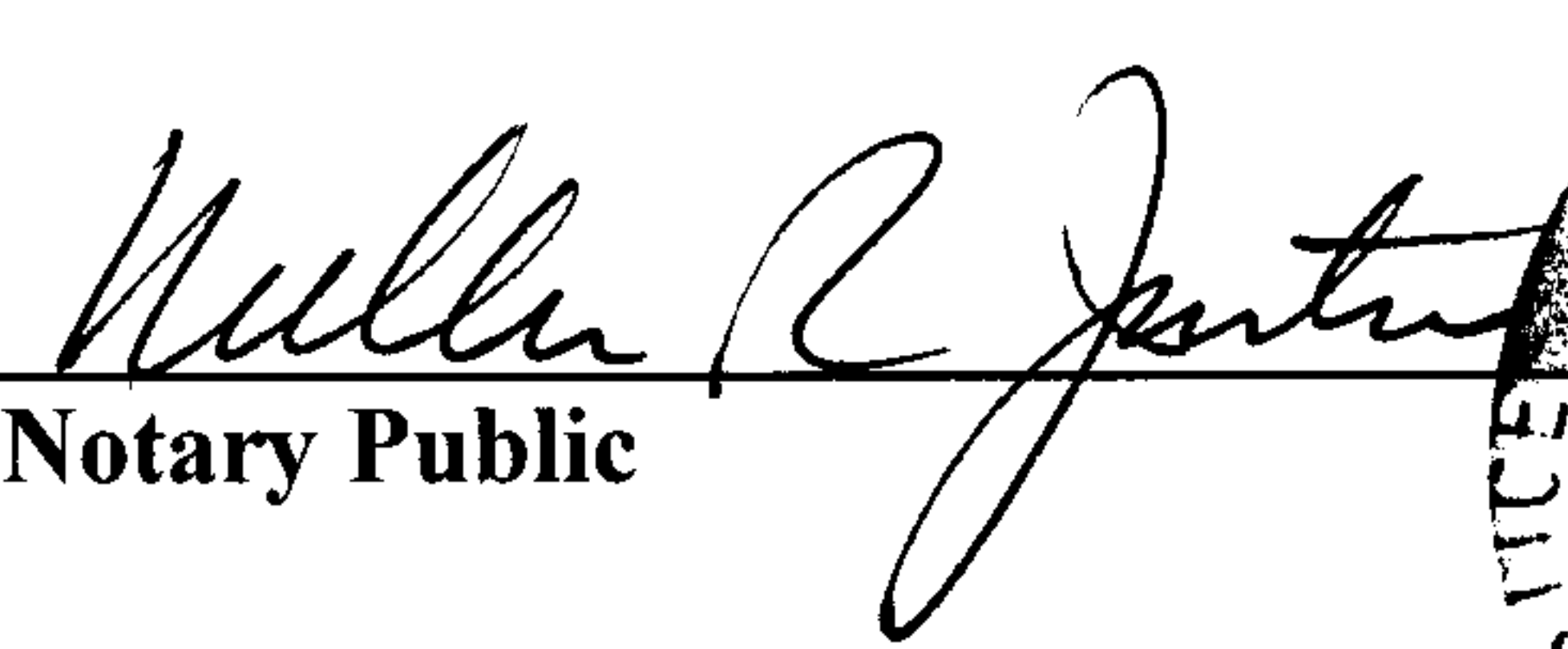
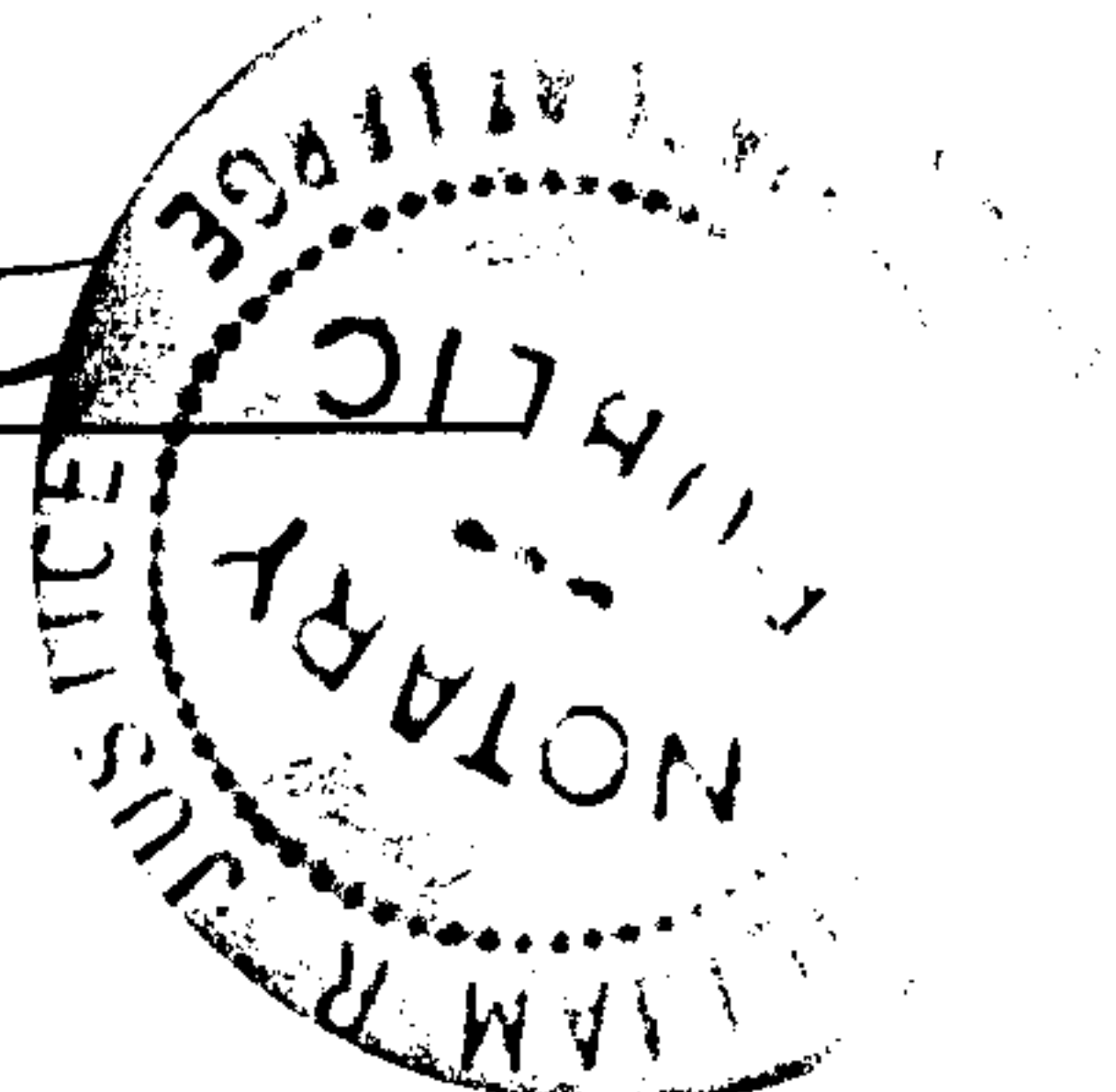

Notary Public


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the Northeast 1/4 of section 12, Township 18 South, Range 1 East, Shelby County, Alabama, being better described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama; thence run South 89 degrees 42 minutes 34 seconds West along the North line of said 1/4-1/4 section for 804.64 feet to the Point of Beginning of the tract of land herein described; thence run South 89 degrees 29 minutes 32 seconds West along the North line of said 1/4-1/4 section for 314.55 feet; thence run South 00 degrees 25 minutes 05 seconds East for 239.28 feet; thence run South 89 degrees 34 minutes 04 seconds West for 173.59 feet to a point on the easterly right of way line of County Highway #50; thence run South 00 degrees 22 minutes 24 seconds East along the said road right of way for 50.00 feet; thence run North 89 degrees 34 minutes 04 seconds East for 173.50 feet; thence run South 00 degrees 16 minutes 02 seconds East for 261.90 feet; thence run North 89 degrees 39 minutes 57 seconds East for 314.89 feet; thence run North 00 degrees 22 minutes 03 seconds West for 552.13 feet to the point of beginning.

J. H. P.



20150918000328340 2/3 \$47.00
Shelby Cnty Judge of Probate, AL
09/18/2015 03:34:58 PM FILED/CERT

Real Estate Sales Validation Form

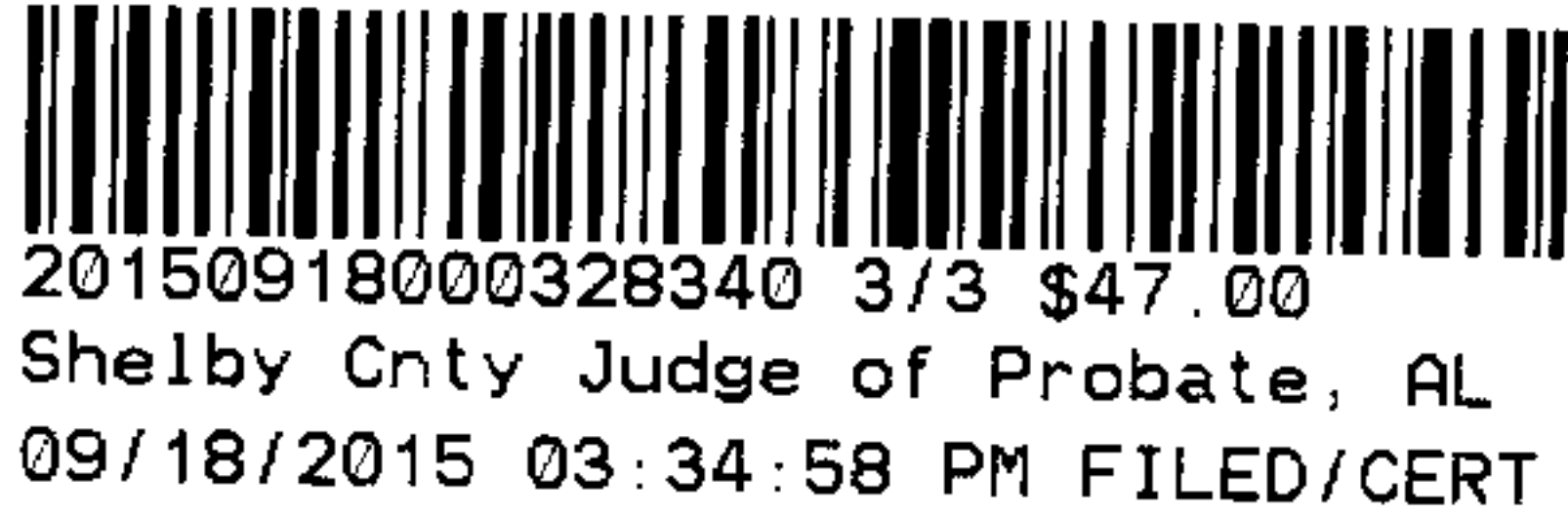
This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Howard Partridge, Jr.
Mailing Address: 21343 Hwy 55
Vandiver, AL 35175

Grantee's Name George Christopher Turner & Tracey Turner
Mailing Address: 13593 Hwy 43
Vandiver, AL 35176

Property Address: 2275 Hwy 50, Vandiver, AL

Date: 9-18-15



Total Purchase Price \$ 27,000.00

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
☐ 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 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 9-18-15

* Sign HP Partridge Jr
(Grantor/Grantee/Owner/Agent) circle one

Print Howard Partridge, Jr.

☐ Unattested

(Verified by) _____