

This Instrument Prepared By:

\$ 330,000.00 (Purchase Price)



HARPOLE LAW, LLC

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Fairhope, Alabama 36532  
Telephone (251)928-5856

STATE OF ALABAMA

§  
§  
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \_\_\_\_\_  
THREE HUNDRED THIRTY THOUSAND

DOLLARS AND NO/100 (\$ 330,000.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **MATTHEW H. TURNER and HOLLY M. TURNER, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14<sup>TH</sup> DAY OF OCTOBER, 1985, AND AMENDED ON MAY 21, 2002 TO PROVIDE FOR LESLIE A. DELPERDANG AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR.**, (hereinafter referred to as **GRANTEE**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE as set out hereinabove, its successors and assigns, forever.


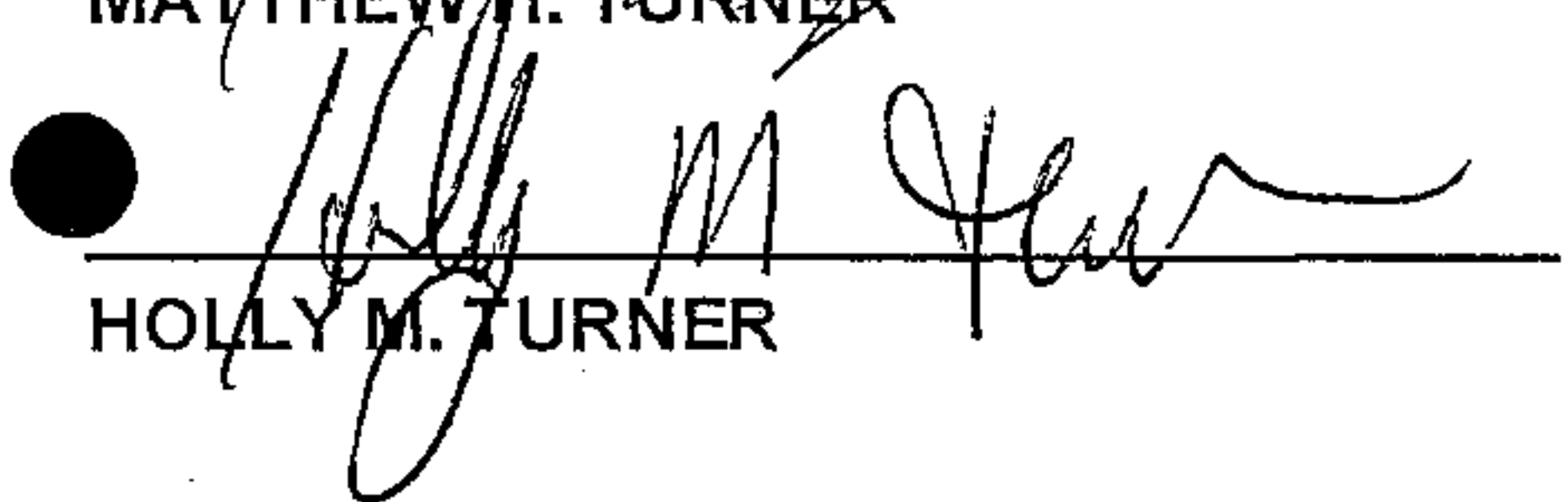
THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE IS MADE SUBJECT TO:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Restrictive Covenants contained in instrument recorded in Instrument #20091230000477350 and amended in Instrument #20100518000154990 and Instrument #20110913000270280.
5. Sewer and utility easement as recorded in Instrument #2003-71329.
6. Terms, conditions, obligations, rules, regulations and by-laws of Bent River Commons Owners Association, Inc., as evidenced by the Articles of Incorporation recorded in Instrument #1999-04401.
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with its successors and assigns, that we are

lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, AND TO ITS SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

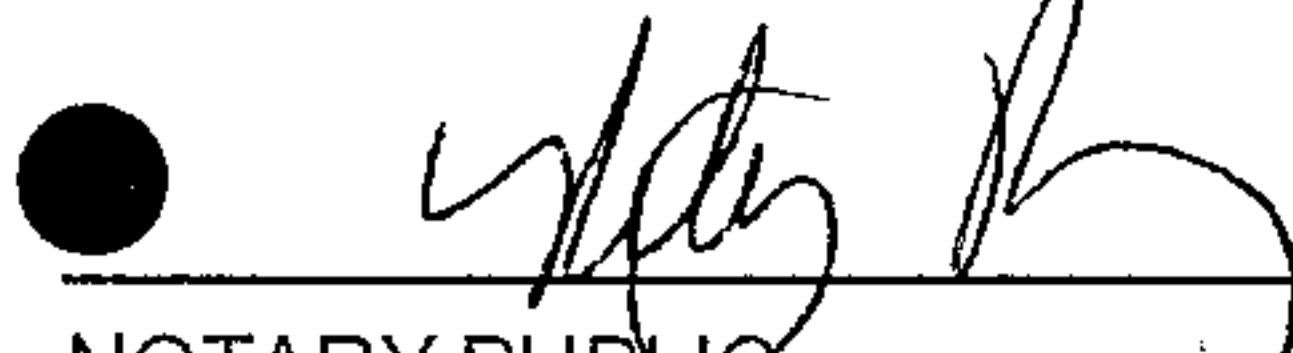
IN WITNESS WHEREOF, GRANTORS has hereunto set their hands and seals this 25<sup>th</sup> day of May, 2016.

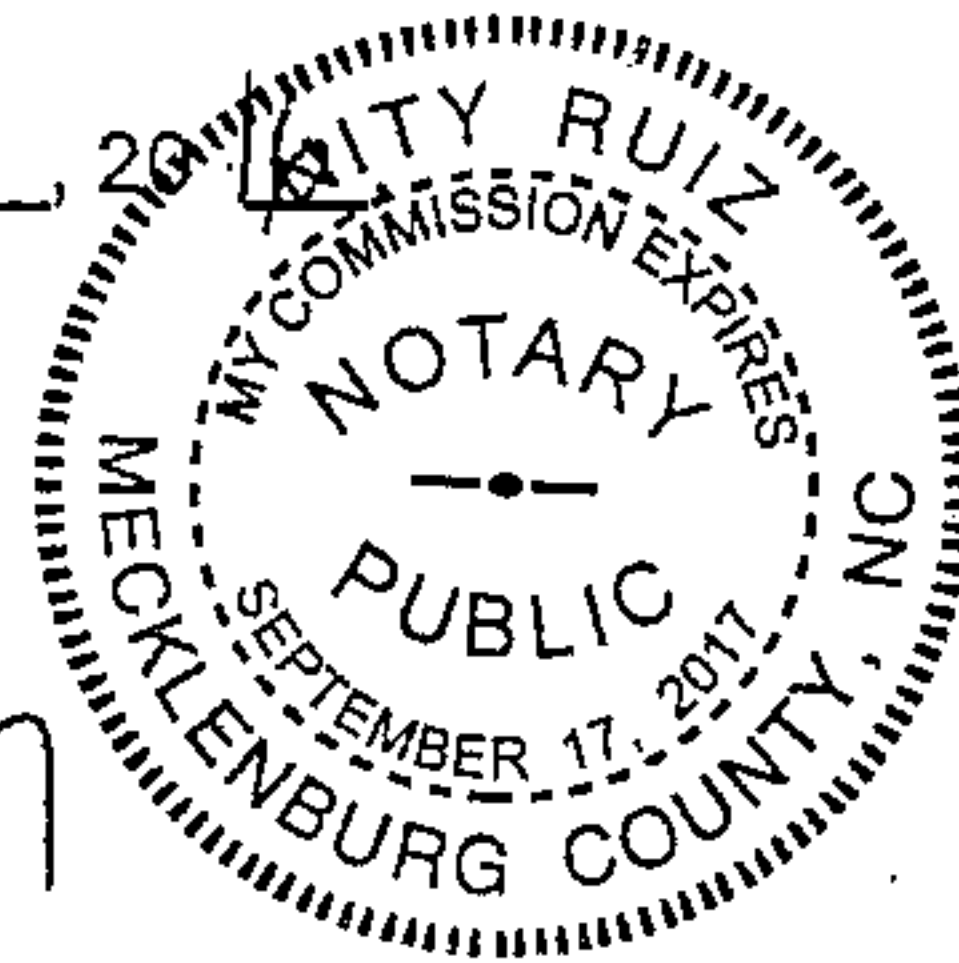
  
MATTHEW H. TURNER  
  
HOLLY M. TURNER

STATE OF North Carolina  
COUNTY OF Mecklenburg

I, the undersigned Notary Public, in and for said State, hereby certify that, **MATTHEW H. TURNER, husband of HOLLY M. 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of May, 2016.  
(AFFIX NOTARIAL SEAL)


  
NOTARY PUBLIC  
State of North Carolina  
My Commission Expires: Sept 17<sup>th</sup>, 2017



STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **HOLLY M. TURNER, wife of MATTHEW H. 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of May, 2016.  
(AFFIX NOTARIAL SEAL)

  
NOTARY PUBLIC  
State of Alabama  
My Commission Expires: 3/7/17



PROPERTY ADDRESS:  
4441 Cahaba River Blvd.  
Hoover, Alabama 35216

GRANTEE'S ADDRESS:  
\_\_\_\_\_  
\_\_\_\_\_

GRANTOR'S ADDRESS:  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**

LOT 11, ACCORDING TO THE SURVEY OF FINAL PLAT FOR BENT RIVER, PHASE IV,  
AS RECORDED IN MAP BOOK 41, PAGE 64 A AND B, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.

**20160629000226500 06/29/2016 01:33:28 PM DEEDS 3/3**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/29/2016 01:33:28 PM  
\$350.00 CHERRY  
20160629000226500

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.