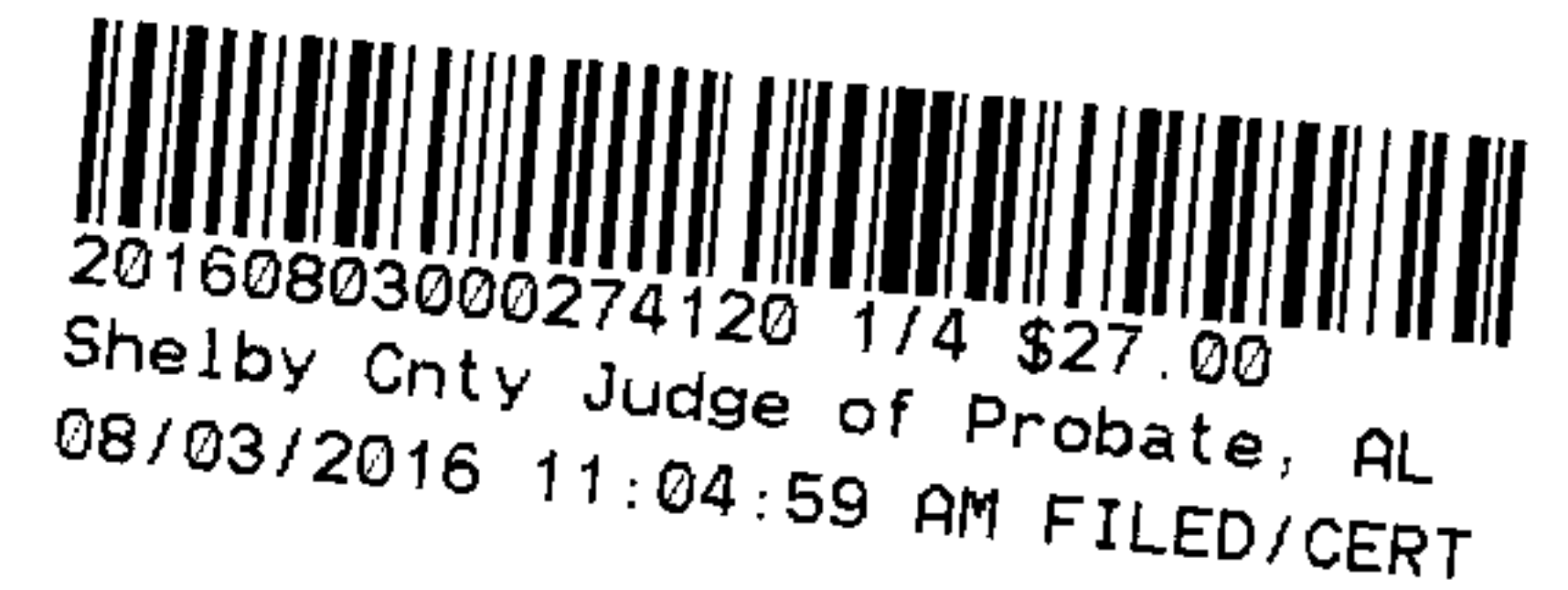


This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To
Carolyn Nichole Turner
14 Ashford Circle
Hoover, AL 35244



STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty Nine Thousand Five Hundred Sixty Five and No/100 Dollars (\$159,565.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Lance R. Elam and Summer C. Elam, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Carolyn Nichole Turner** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 14A, according to a resurvey of Lots 14, 15, 16, and 17, Amended Map of Chase Plantation, as recorded in Map Book 8, Page 92, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$156,674.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, in fee simple, and to her heirs and assigns, forever.

Shelby County, AL 08/03/2016
State of Alabama
Deed Tax: \$3.00

CLAYTON SWEENEY, ATTORNEY AT LAW

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 13 day of July, 2016.

Sharon Godwin
Witness

Lance R Elam
Lance R. Elam

Kelly Fuller
Witness

Summer C. Elam
Summer C. Elam

STATE OF Ga

COUNTY OF Floyd

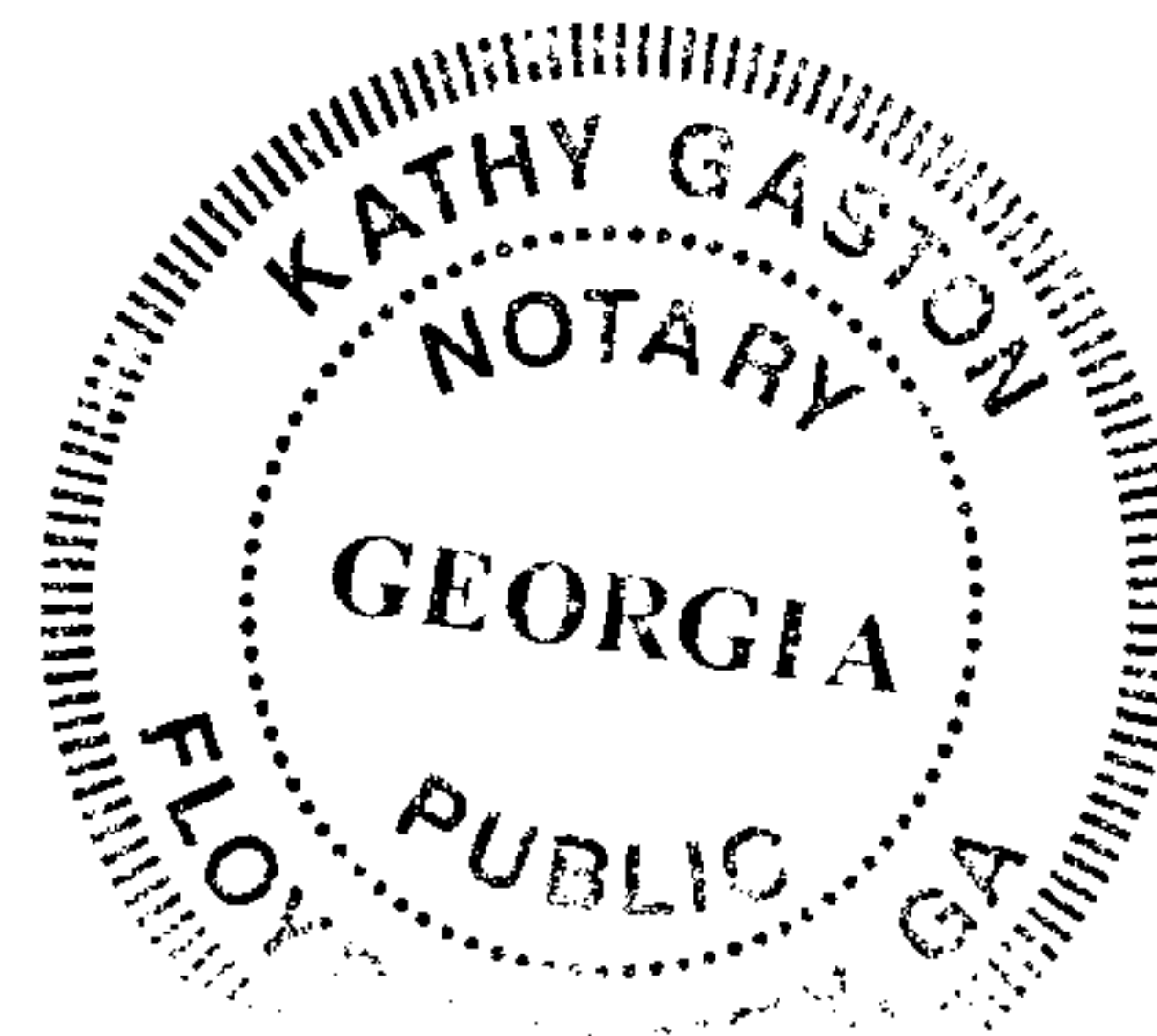
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lance R. Elam, married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of July, 2016.

Kathy Gaston
NOTARY PUBLIC
My Commission Expires: 11/9/19

(must affix seal)

20160803000274120 2/4 \$27.00
Shelby Cnty Judge of Probate, AL
08/03/2016 11:04:59 AM FILED/CERT



STATE OF Ga)

COUNTY OF Floyd

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Summer C. Elam, a married woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

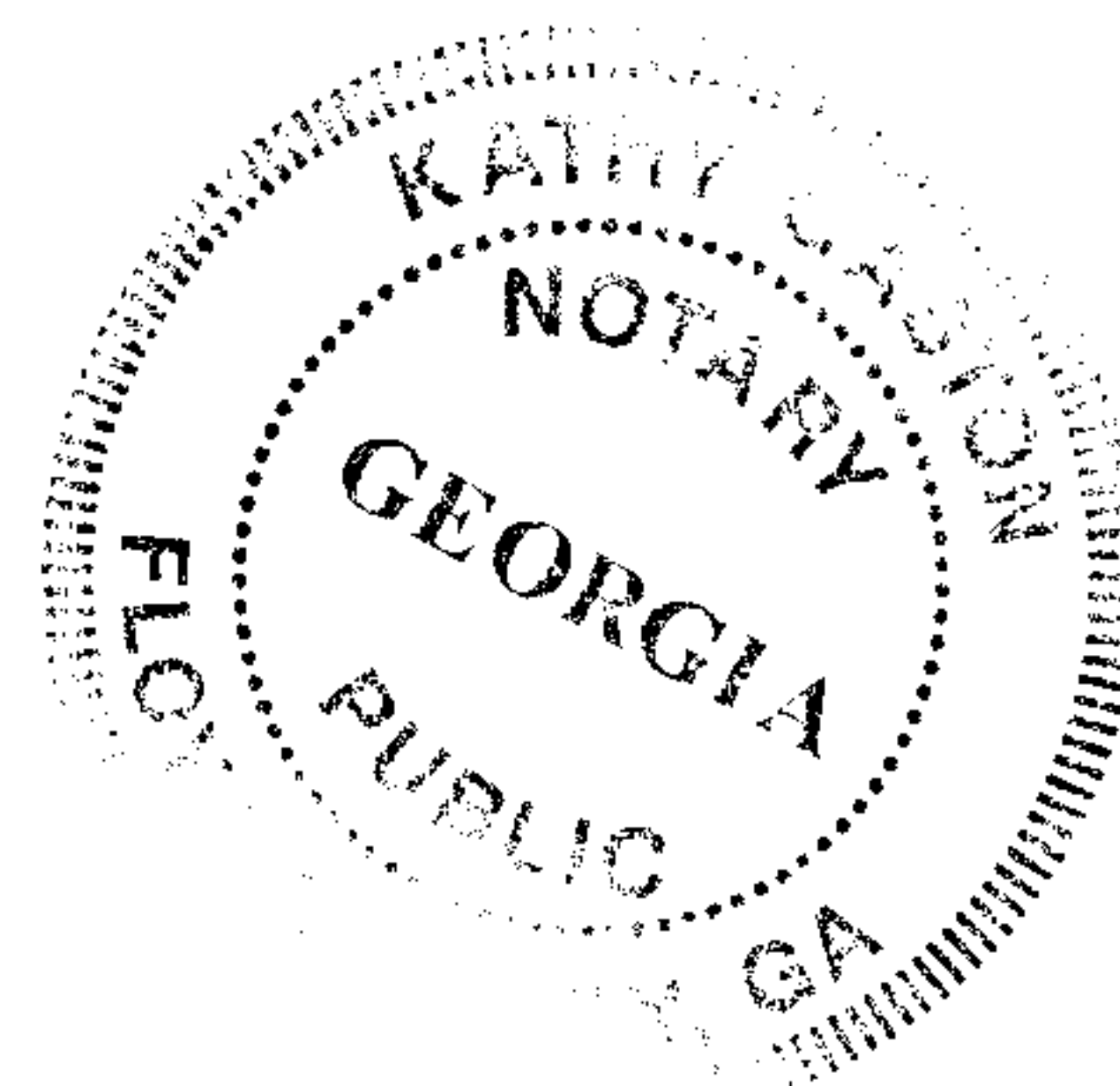
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of July, 2016.

Kathy Gust

NOTARY PUBLIC

My Commission Expires: 11/9/19

(must affix seal)



20160803000274120 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
08/03/2016 11:04:59 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 Lance R. Elam and
Summer C. Elam

Grantee's Name Carolyn Nichole Turner

Mailing Address 1700 Dean Avenue SE
Rome, GA 30161

Mailing Address 14 Ashford Circle
Hoover, AL 35244

Property Address 14 Ashford Circle
Hoover, AL 35244

Date of Sale July 15, 2016

Total Purchase Price \$ 159,565.00

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/ Assessor's Appraised Value
☐ Other - property tax redemption

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

Print Lance R. Elam and Summer C. Elam

Unattested

(verified by)

Sign

Lance R Elam Summer C Elam
(Grantor/Grantee/Owner/Agent) circle one



20160803000274120 4/4 \$27.00
Shelby Cnty Judge of Probate, AL
08/03/2016 11:04:59 AM FILED/CERT

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Form RT-1

CLAYTON T. SWEENEY, ATTORNEY AT LAW