

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

Send Tax Notice to:
Billy Scurlock & Karen Scurlock
150 Surlock Ranch Road
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/00 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Gail Turner, a married woman, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Billy Scurlock and wife, Karen Scurlock (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:

Begin at the SE Corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 87 deg. 22 min. 29 sec. W, a distance of 1336.53 feet to the SW Corner of above said 1/4 - 1/4; thence N 01 deg. 27 min. 38 sec. W, a distance of 743.74 feet; thence N 59 deg. 39 min. 13 sec. E, a distance of 1510.83 feet; thence S 01 deg. 59 min. 29 sec. E, a distance of 1446.46 feet to the POINT OF BEGINNING. Said parcel containing 33.48 acres, more or less.

SUBJECT TO a 20 foot wide ingress/egress and utility easement, as recorded in Instrument #20150220000054230, in the Office of the Judge of Probate of Shelby County, Alabama.

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.
This property constitutes no part of the homestead of grantor or her spouse.
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 5th day of October, 2016.

Gail Turner

STATE OF ALABAMA
SHELBY COUNTY
Shelby County, AL 01/10/2017
State of Alabama
Deed Tax: \$217.00

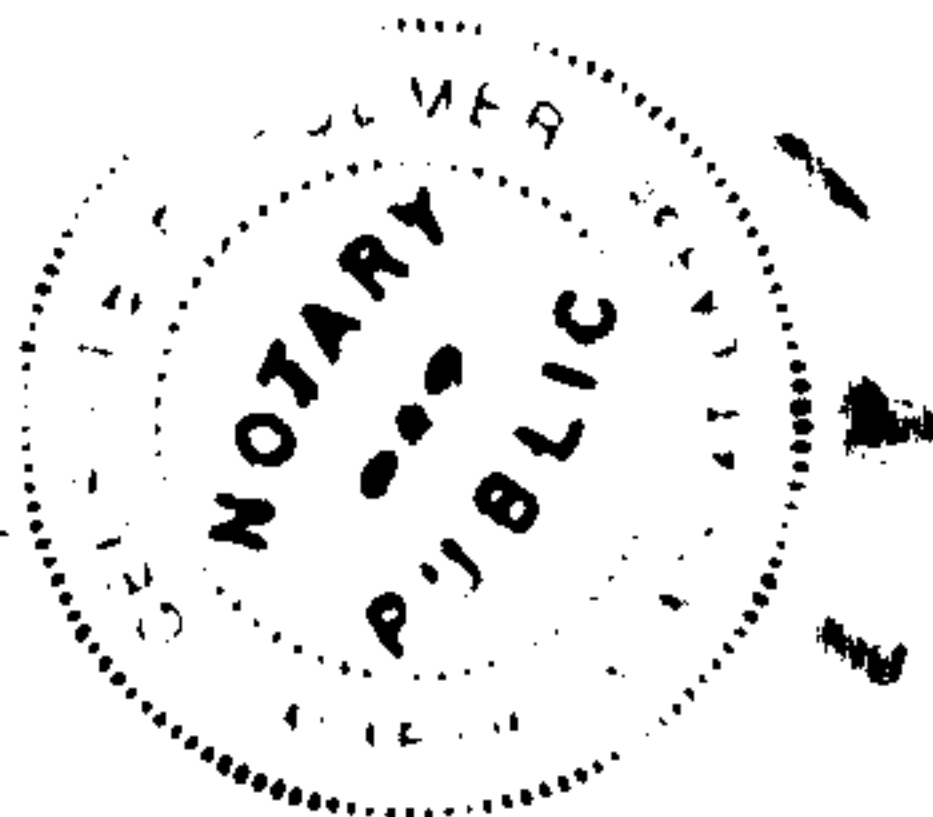
20170110000007400 1/2 \$235.00
Shelby Cnty Judge of Probate: AL
01/10/2017 09:48:48 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gail Turner, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of October, 2016.

Notary Public

My Commission Expires: 10-9-16



Real Estate Sales Validation Form

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

Grantor's Name : Gail Turner
Mailing Address 2632 Scurlock Road
Helena, AL 35080

Grantee's Name: Billy Scurlock & Karen Scurlock
Mailing Address: 150 Scurlock Ranch Road
Vincent, AL 35178

Property Address: 291 Scurlock Ranch Rd
Vincent, AL 35178

Date of Sale 10-5-16
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 216,920

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 10-5-16

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

Print Billy Scurlock

☐ Unattested

(Verified by)

Form RT-1

