

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-17-24027

Send Tax Notice To: Billy Mack Turnbloom  
Vicky Lynn Turnbloom

5800 County Rd 32  
Clanton, AL 35046

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Two Thousand Dollars and No Cents (\$72,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sara L. Turnbloom as Personal Representative and Executrix of the Estate of Johnny Mack Turnbloom and Sara Turnbloom, a Single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Billy Mack Turnbloom and Vicky Lynn Turnbloom**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$58,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of October, 2017.

Sara L. Turnbloom

Sara L. Turnbloom as Personal Representative and  
Executrix of the Estate of Johnny Mack Turnbloom

as Personal Representative

Sara Turnbloom

Sara Turnbloom

State of Alabama

County of Shelby



20171012000371560 1/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
10/12/2017 02:15:36 PM FILED/CERT

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sara L. Turnbloom as Personal Representative and Executrix of the Estate of Johnny Mack Turnbloom and Sara Turnbloom, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

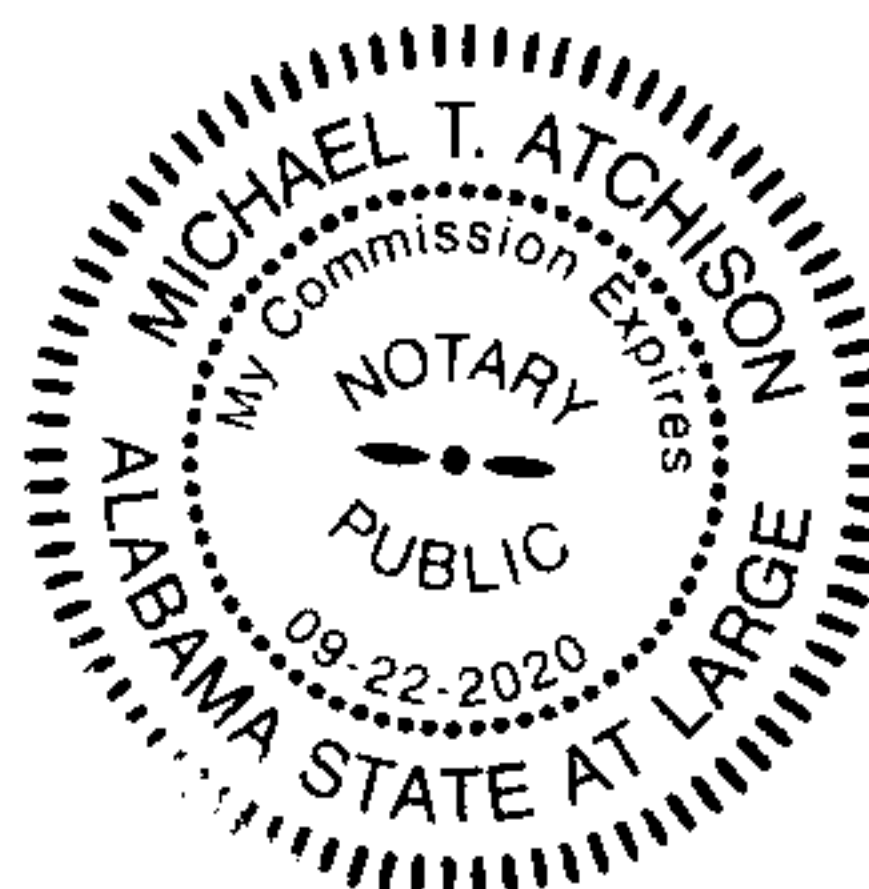
Given under my hand and official seal this the 5th day of October, 2017.

Mike T. Atchison

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: 09-22-20



Shelby County, AL 10/12/2017  
State of Alabama  
Deed Tax: \$14.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Tract No. 426, according to G. B. Pickett survey of Calera, being the East 1/2 of the West 1/2 of Fractional Section 20, Township 22 South, Range 2 West, more particularly described as follows:

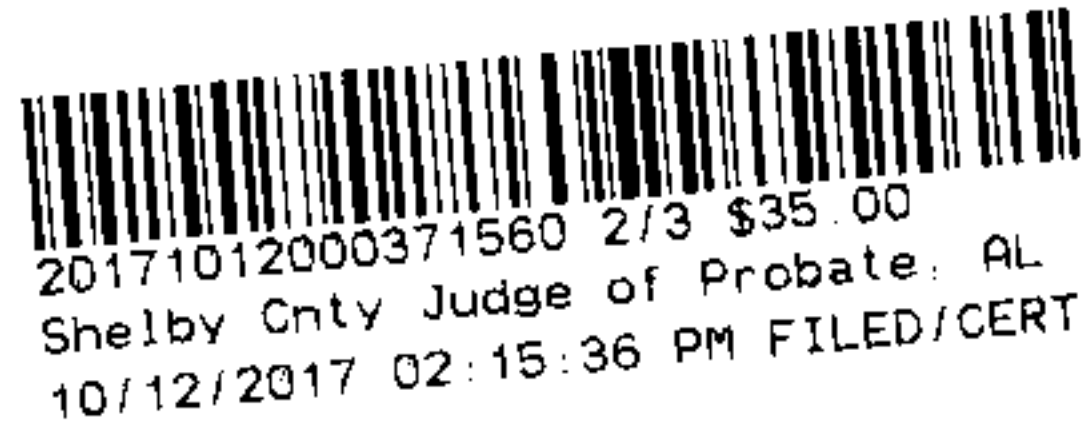
Beginning at the intersection of the North right of way of the Norfolk-Southern Railway and the South section line of Section 20, Township 22 South, Range 2 West, proceed westerly along said South line 400 feet; thence northerly 452 feet; thence easterly 220 feet to the East right of way of County Highway 63; thence southerly along said right of way 150 feet to the point of beginning of the herein described property; thence easterly 105 feet; thence northerly 137 feet; thence easterly 275 feet; thence southerly 285 feet to the North right of way of the Norfolk-Southern Railway; thence westerly along said right of way of the Norfolk-Southern Railway 237 feet; thence northerly along the East right of way of County Highway 63, 428 feet to the point of beginning.

LESS AND EXCEPT property conveyed in Inst. No. 2000-30390, recorded in Probate Office, Shelby County, Alabama.

**PARCEL II:**

That part of the East Half of the Northwest Quarter of the Southeast Quarter of Section 20, Township 22 South, Range 2 West, described as follows, to-wit: Beginning at the point of intersection of the South line of said Northwest Quarter of the Southeast Quarter of said Section 20 and the Spring Creek Public Road, and run thence in a northerly direction along said Spring Creek Public Road for a distance of 231 feet; run thence East 500 feet, more or less, to Buxahatchee Creek; run thence in a southerly direction along said creek, with its meanderings to its intersection with the South boundary line of said Northwest Quarter of the Southeast Quarter of said Section 20; run thence in a westerly direction along the South boundary line of said Northwest Quarter of the Southeast Quarter to the point of beginning and being a part of Tract No. 427, according to Lloyd's Map of Calera, Alabama.

LESS AND EXCEPT property conveyed in Inst. No. 2000-30390, recorded in Probate Office, Shelby County, Alabama.



## Real Estate Sales Validation Form

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

Grantor's Name Sara L. Turnbloom as Personal  
Representative and Executrix of the  
Estate of Johnny Mack Turnbloom  
Sara Turnbloom

Mailing Address 5800 County Rd 32  
Clinton, AL 35046

Property Address Acme  
Calera, AL 35040

Grantee's Name Billy Mack Turnbloom  
Vicky Lynn Turnbloom

Mailing Address 5800 County Rd 32  
Clinton, AL 35046

Date of Sale October 05, 2017  
Total Purchase Price \$72,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 October 05, 2017

Print Sara L. Turnbloom as Personal Representative and  
Executrix of the Estate of Johnny Mack Turnbloom

☐ Unattested

  
20171012000371560 3/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
10/12/2017 02:15:36 PM FILED/CERT

Sign Sara L. Turnbloom

Form RT-1