

PERSONAL REPRESENTATIVE'S WARRANTY DEED

STATE OF ALABAMA) SEND TAX NOTICE TO:
) Tommy Turpin and Marla Turpin
COUNTY OF SHELBY) 10367 Chelsea Rd
Chelsea, AL 35043

THIS INSTRUMENT PREPARED BY: W. Eric Pitts, W. Eric Pitts, L.L.C. PO Box 280, Alabaster, AL 35007; (205) 216-4418. No title opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Steven Clay Shiflett, who has duly qualified and has been duly and legally appointed by the Probate Court of Shelby County, Alabama, as Personal Representative of the Will and Estate of Mary Ann Shiflett Nichols, deceased, Shelby County Probate Case No. PR-2017-000240, and who is now acting as such Personal Representative on behalf of said probate estate (hereinafter "GRANTOR"), for and in consideration of the sum of **\$205,000.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to **Tommy Turpin and Marla Turpin** (hereinafter "GRANTEES"), 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, that property and interest described as follows:

See Attached EXHIBIT "A"

Mary Ann Shiflett Nichols is one and same as Mary Ann Nichols, surviving grantee of deed dated 08/01/1990 and filed 09/24/1996 in Instrument No. 1996-31463 and re-recorded on 09/26/1996 in Instrument No. 1996-31750

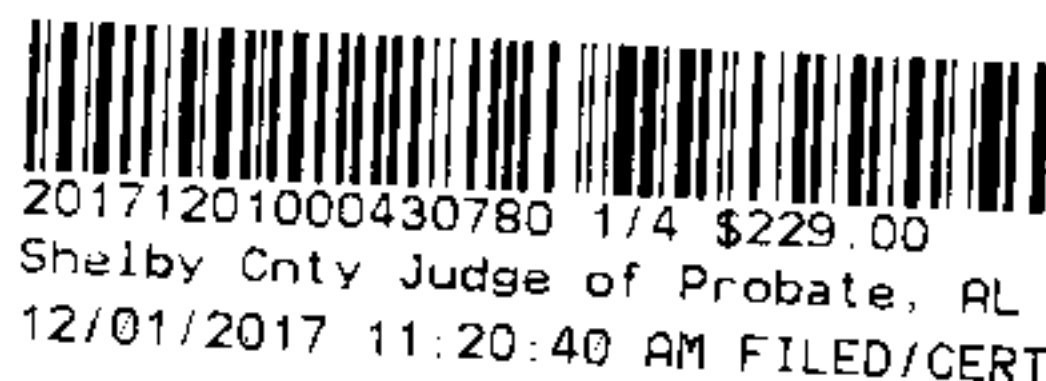
SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever (of record or otherwise), (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever (of record or otherwise).

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, 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 successors, heirs and assigns of the survivor forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEES, their successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEES, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on November 30, 2017


Steven Clay Shiflett as Personal Representative of the Estate
of Mary Ann Shiflett Nichols, deceased, Shelby County,
Alabama Probate Court Case No. PR-2017-000240

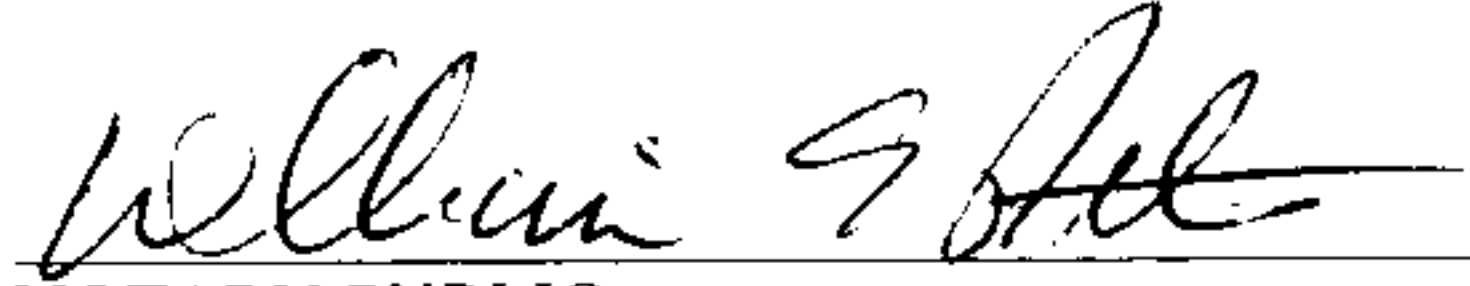


Shelby County, AL 12/01/2017
State of Alabama
Deed Tax: \$205.00

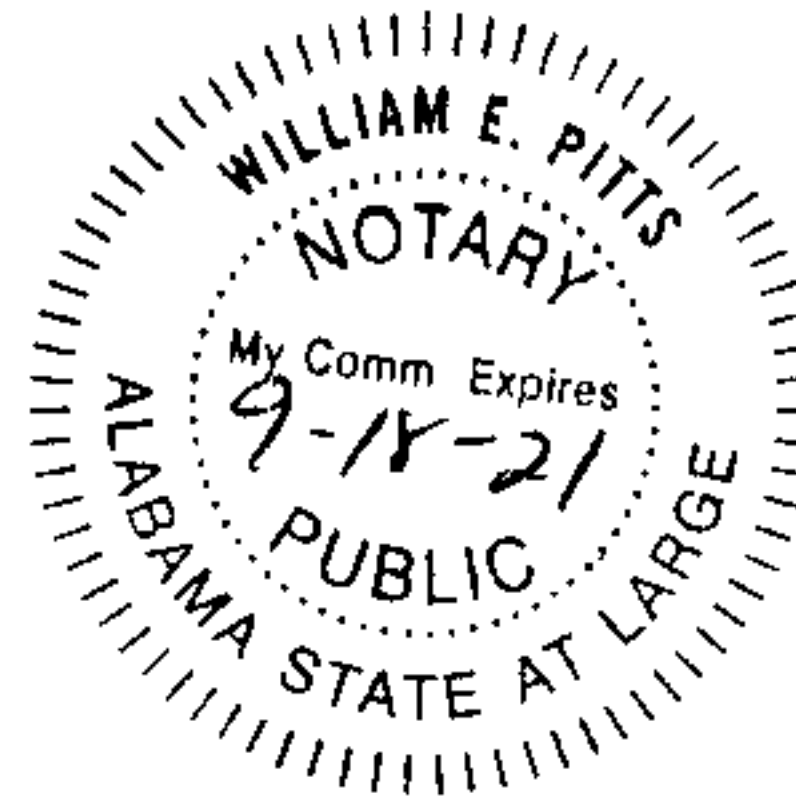
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Steven Clay Shiflett as Personal Representative of the Estate of Mary Ann Shiflett Nichols deceased, Shelby County, Alabama Probate Court Case No. PR-2017-000240, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily and as such Personal Representative, duly appointed, and acting on behalf of said Estate with full authority on the day and year set forth above.

GIVEN UNDER MY HAND, on November 30, 2017.



NOTARY PUBLIC



20171201000430780 2/4 \$229.00
Shelby Cnty Judge of Probate, AL
12/01/2017 11:20:40 AM FILED/CERT

EXHIBIT "A"

Parcel I:

A parcel of land located in the SW 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of Section 2, Township 20 South, Range 1 West; thence run South along the West boundary line of said Section a distance of 48.51 feet; thence turn an angle of 34 degrees 55 minutes 36 seconds to the left and run a distance of 2132.31 feet to the West right of way line of Shelby County Highway No. 47 and the Point of Beginning; thence turn an angle of 20 degrees 45 minutes 51 seconds to the right and run along said right of way of Shelby County Highway No. 47 a distance of 157.47 feet; thence turn an angle of 75 degrees 26 minutes 07 seconds to the right and run a distance of 224.92 feet; thence turn an angle of 86 degrees 01 minutes 04 seconds to the right and run a distance of 152.77 feet; thence turn an angle of 93 degrees 58 minutes 56 seconds to the right and run a distance of 275.13 feet to the Point of Beginning; being situated in the SW 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama.

Parcel II:

A parcel of land lying in Section 2, Township 20 South, Range 1 West, Shelby County, described as follows:

Begin at the Northwest corner of Section 2, Township 20 South, Range 1 West; thence South 48.51 feet; thence South 34 degrees 55 minutes 36 seconds East 2132.31 feet to an iron found on the West margin of County Road No. 47; thence along said margin of County Road on a chord South 14 degrees 08 minutes 46 seconds East, 157.47 feet to Point of Beginning; from said Point of Beginning continue along said road South 11 degrees 42 minutes 05 seconds East, 64.30 feet; thence leaving said road South 61 degrees 16 minutes 20 seconds West, 281.35 feet; thence North 32 degrees 30 minutes 01 seconds 87.41 feet; thence North 32 degrees 42 minutes 34 seconds West 19.46 feet; thence North 61 degrees 16 minutes 29 seconds East, 224.92 feet to the Point of Beginning; being situated in Shelby County, Alabama.



20171201000430780 3/4 \$229 00
Shelby Cnty Judge of Probate, AL
12/01/2017 11:20:40 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 Steven Clay Shiflett as Grantee's Name Tommy Turpin
Mailing Address Personal Representative of Mailing Address Marla Turpin
Mary Ann Shiflett Nichols
10159 Chelsea AL, Chelsea AL 35043
Property Address 10159 Chelsea Rd Date of Sale 11/30/17
Chelsea, AL 35043 Total Purchase Price \$ 205,000
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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.

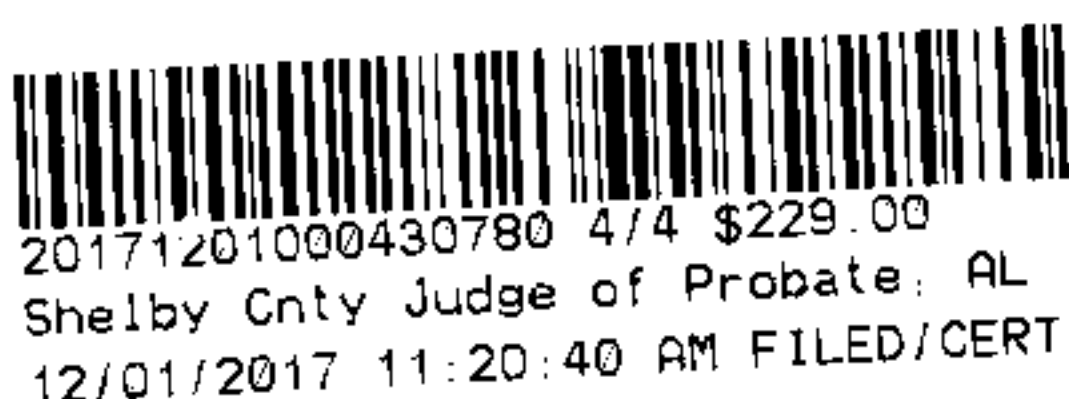
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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 11/30/17 Print W Eric Pitts
Unattested Sign W Eric Pitts
rified by) (Grantor/Grantee/Owner/Agent) circle one



Form RT-1