

This Instrument Prepared By:

\$95,000.00 (Purchase Price)



HARPOLE LAW, LLC

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STATE OF ALABAMA

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WARRANTY DEED

SHELBY COUNTY

WHEREAS, **JOY HOLCOMB TURNAGE and GLADYS HOLCOMB**, owned the following described real property as Joint Tenants with Right of Survivorship by virtue of that deed recorded in the records of the Judge of Probate, Shelby County, Alabama, in Instrument No. 1996-08919.

WHEREAS, **GLADYS HOLCOMB**, the co-grantee in said deed, departed this life on June 30, 1996, leaving **JOY HOLCOMB TURNAGE**, as the sole owner of the following described property.

KNOW ALL MEN BY THESE PRESENTS: That in consideration of NINETY FIVE THOUSAND DOLLARS AND 00/100 (\$95,000.00), good and valuable consideration, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **JOY HOLCOMB TURNAGE, a married woman**, (hereinafter referred to as **GRANTOR**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **ELIZABETH MAYFIELD SMITH**, (hereinafter referred to as **GRANTEE**), in fee simple, the following real property located in Shelby County, Alabama:

BEGIN AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY OF MOODY STREET AND THE NORTHWEST RIGHT-OF-WAY OF NABORS STREET; THENCE RUN NORTHWESTERLY ALONG MOODY STREET 65 FEET; THENCE NORTHEASTERLY 150 FEET; THENCE SOUTHEASTERLY 65 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWEST SIDE OF NABORS STREET 150 FEET TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER OF THE GRANTORS.

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

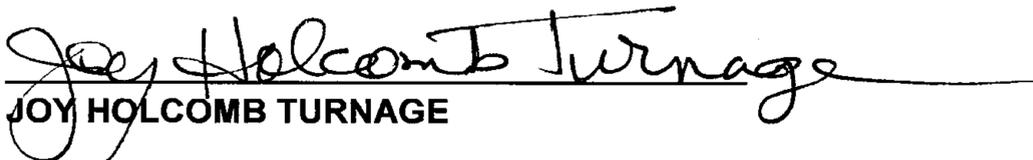
THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE IS MADE SUBJECT TO:

1. Taxes for the year 2018, which became a lien as of October 1, 2017, but are not due and payable until October 1, 2018.
2. Title to, an easement in, any portion of the land lying within any highways, roads, streets or other ways.
3. Any mineral and/or mining rights not owned by the Grantors.

And we do for ourselves and our heirs, executors, and administrators, warrant and covenant with the said GRANTEE, as well as with her heirs 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 HER HEIRS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, **JOY HOLCOMB TURNAGE**, have hereunto set our hands and seals as GRANTORS this 31st day of January, 2018.


JOY HOLCOMB TURNAGE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said State, hereby certify that **JOY HOLCOMB TURNAGE**, 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 31st day of January, 2018.



NOTARY PUBLIC
My Commission Expires: 01/27/2022

PROPERTY ADDRESS:
1110 Moody Street
Montevallo, Alabama 35115

GRANTEE'S ADDRESS:
1110 Moody Street
Montevallo, Alabama 35115

GRANTORS' ADDRESS:
1735 PEACHTREE ST NE UNIT 312
ATLANTA, GA 30309

