

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Scott J. Turner
509 Elm St.
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY THOUSAND (\$170,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ashley N. Williams**, an unmarried woman (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Scott J. Turner**, an unmarried man (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel 1:

That part of Lot 7, Block 1, Mullins Eastside Addition to Helena, recorded in Map Book 4, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama, specifically described as follows:


Commence at the SE corner of said Lot 7 on the north line of Elm Street, thence run in a westerly direction along the north line of Elm Street a distance of 122 feet to a point; thence turn an angle to the right of 87° and run in a northerly direction 141.2 feet to a point on the NE-SW line of said Lot 7; thence turn an angle to the right of 59° 38' and run northeasterly along the said NE-SW line of said Lot 7 a distance of 144 feet to the northeast corner of said Lot 7; thence turn an angle to the right of 108° 47' and run southerly a distance of 224 feet to the point of beginning of the said part of Lot 7 herein conveyed.

ALSO,

Parcel 2:

Commence at the southeast corner of Lot 7, Block 1, Mullins Eastside Addition to Helena, recorded in Map Book 4, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama, and run in a westerly direction along the south line of said Lot 7 and the north line of Elm Street for 122.0 feet to the point of beginning of the property herein described; thence continue along the last stated course for 20.03 feet to a point; thence 87° 00' right in a northerly direction for 137.39 feet to a point on the north line of said Lot 7; thence 97° 50' 45" right and run in a northeasterly direction along the north line of said Lot 7 for 20.19 feet to a point; thence 97° 50' 45" right and run in a southerly direction for 141.20 feet to point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.


20180312000079660 1/3 \$191.00
Shelby Cnty Judge of Probate, AL
03/12/2018 03:32:01 PM FILED/CERT

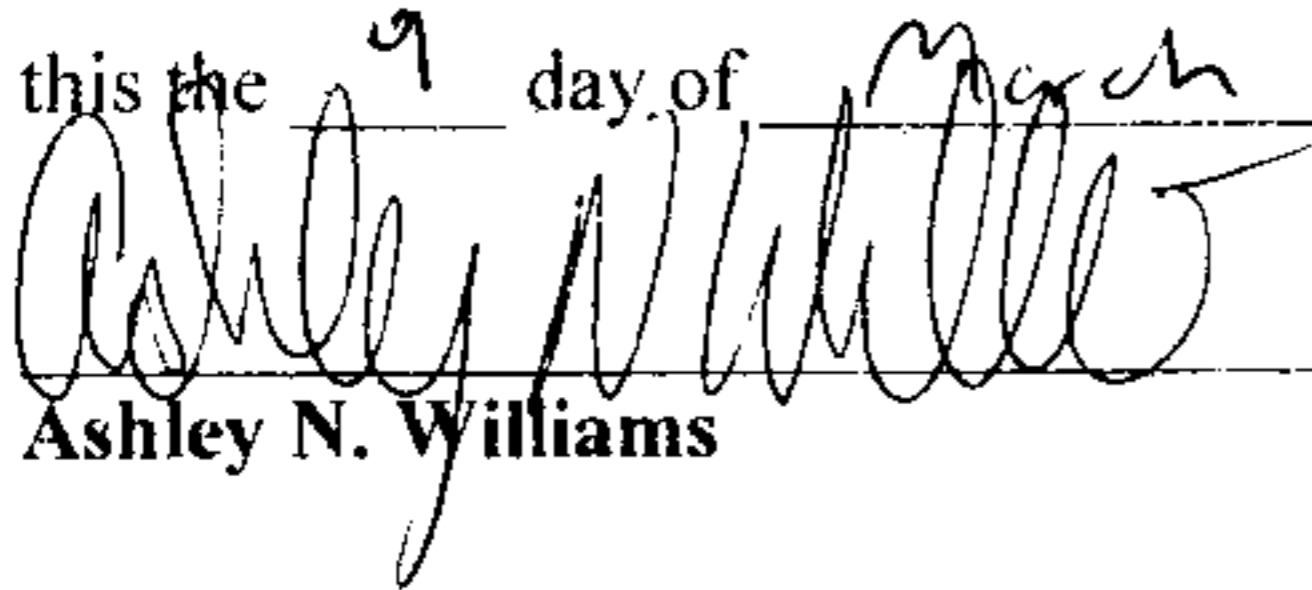
Shelby County, AL 03/12/2018
State of Alabama
Deed Tax: \$170.00

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 GRANTOR will, and GRANTOR'S 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 GRANTOR has hereunto set his/her/their hand(s) and seal(s)

this the 9 day of March, 2018.


Ashley N. Williams

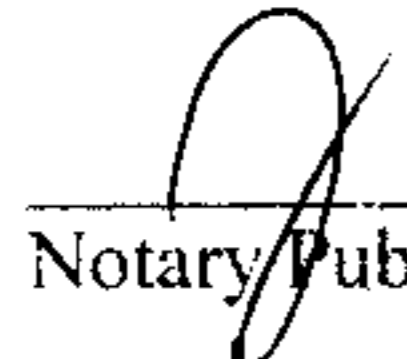
STATE OF ALABAMA
SHELBY COUNTY

}


ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ashley N. Williams**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of March, 2018.


Notary Public
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021


20180312000079660 2/3 \$191.00
Shelby Cnty Judge of Probate, AL
03/12/2018 03:32:01 PM 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 Ashley N. Williams
Mailing Address 509 Elm Street
Helena, AL 35080

Grantee's Name Scott J. Turner
Mailing Address 509 Elm Street
Helena, AL 35080

Property Address 509 Elm Street
Helena, AL 35080

Date of Sale 03/09/2018
Total Purchase Price \$170,000.00
or
Actual Value \$
or
Assessor's Market Value \$



20180312000079660 3/3 \$191.00
Shelby Cnty Judge of Probate, AL
03/12/2018 03:32:01 PM FILED/CERT

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 03/09/2018

Print Justin Smitherman

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one