

After Recording Send Tax Notice To:
Tammy Cochran
685 Highway 36
Chelsea, AL 35043

20181016000365650
10/16/2018 07:58:25 AM
QCDEED 1/3

QUIT CLAIM DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY

THAT in consideration of valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt in full and sufficiency whereof is acknowledged, we, **CHARLES F. TURNER** and wife **WYNELL O. TURNER** (herein referred to as Grantor), who certify that the property conveyed hereby constitutes our homestead, do hereby release, quitclaim, and convey unto **TAMMY T. COCHRAN** and **DONALD G. COCHRAN**, or their successors in trust, Trustees of the **TURNER FAMILY TRUST** dated October 9, 2018, (herein referred to as Grantee) the real estate described below situated in Shelby County, Alabama, to wit:

The SW $\frac{3}{4}$ of SE $\frac{1}{4}$, Section 5, Township 20 South, Range 1 West.

A part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 West described as follows: Begin at the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run East along South line, 208.7 feet; thence run North and parallel with West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 369.9 feet to South right of way line of County Road; thence in a Westerly direction along South right of way line of said road 217.6 feet to West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence South along West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 319.9 feet to point of beginning. Excepting 30 foot right of way to L & N. Railroad. Situated in Shelby County, Alabama.

And being the same property conveyed from Herbert C. Seifert and wife, Elsie Seifert, unto Charles F. Turner and wife, Wynell O. Turner, by deed dated November 30, 1964 and recorded in the Probate Office of Shelby County, Alabama.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

IN WITNESS WHEREOF, **CHARLES F. TURNER** and **WYNELL O. TURNER** have hereunto set our hand and seal, this 9th day of October 2018.

*Charles F. Turner by Tammy
T. Cochran, POA*

CHARLES F. TURNER by TAMMY T. COCHRAN
his Agent under Power of Attorney attached hereto

Wynell O. Turner
WYNELL O. TURNER

STATE OF ALABAMA

General Acknowledgement

COUNTY OF SHELBY

I, Steve Bailey, a Notary Public in and for said County, in said State, hereby certify that **WYNELL O. TURNER as Agent for CHARLES F. TURNER and WYNELL O. TURNER** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL



Given under my hand and official seal of office
this 9th day of October 2018.

Steve Bailey

NOTARY PUBLIC

My Commission Expires: June 20, 2018 ~~June 20, 2022~~ SJ

This Document Prepared By:

Steve Bailey
2100 Providence Park, Suite 200
Birmingham, AL 35242
205-263-5060
steve@stevebaileyal.com

Real Estate Sales Validation Form

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

Grantor's Name Charles and Wynell Turner Grantee's Name Turner Family Trust
Mailing Address 689 Hwy 36 Mailing Address 685 Highway 36
Chelsea, AL 36043 Chelsea, AL 36043

Property Address 689 Hwy 36 Date of Sale _____
Chelsea, AL 36043 Total Purchase Price \$ _____
or
Actual Value \$ _____
20181016000365650 10/16/2018 07:58:25 AM QCDEED 3/3 or
Assessor's Market Value \$ 405,090

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 _____

Print _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2018 07:58:25 AM
\$427.00 CHERRY
20181016000365650

Ann S. Byrd

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT