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02/20/2019 09:39:34 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Grove Properties, LLC
3009 Firefighter Ln-
Bham, AL 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA

}

COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Seventy Thousand Dollars and NO/100 (\$170,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Dawn Rockett Turner, as Personal Representative of the Estate of Henry Thomas Turner, Probate Case No. PR-2018-000637**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Grove Properties, LLC, an Alabama Limited Liability Company** (herein referred to as Grantee whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of said 1/4 – 1/4 Section; thence run Southerly along the East line of said 1/4-1/4 Section for 706.60 feet to a concrete monument on the Northerly right of way line of Alabama Highway No. 25; thence 00° 12'04" right and run Southerly for 392.13 feet to a concrete monument on the Southerly right of way line of said Highway #25; thence 89°30'34" right and run Westerly along said Southerly right of way line of said Alabama Highway No. 25 for 225.15 feet to the point of beginning; thence continue Westerly along said Southerly right of way line for 63.19 feet to a concrete monument on said Southerly right of way line; thence an angle of deflection of 16°04' to the right and continue Westerly along said Southern right of way for 143.15 feet to a concrete marker on said Southerly right of way line; said point being on the Easterly right of way line of Interstate Highway No. 65; thence to the left with an interior angle of 74°34'30" and run Southerly along said Easterly right of way line for 381.64 feet; thence to the left with an interior angle of 92°11'48" and run Easterly for 143.15 feet; thence to the left with an interior angle of 86°33'42" and run Northerly for 184.20 feet; thence at an angle of deflection which is 21°47' to the right and run Northeasterly for 176.85 feet to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, its successors and assigns forever.

M190091

And I do for myself and for my heirs and assigns, covenant with the said grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 19th day of February, 2019.

Dawn Rockett Turner PR
Dawn Rockett Turner, as Personal Representative of the
Estate of Henry Thomas Turner, Probate Case No. PR-2018-
000637

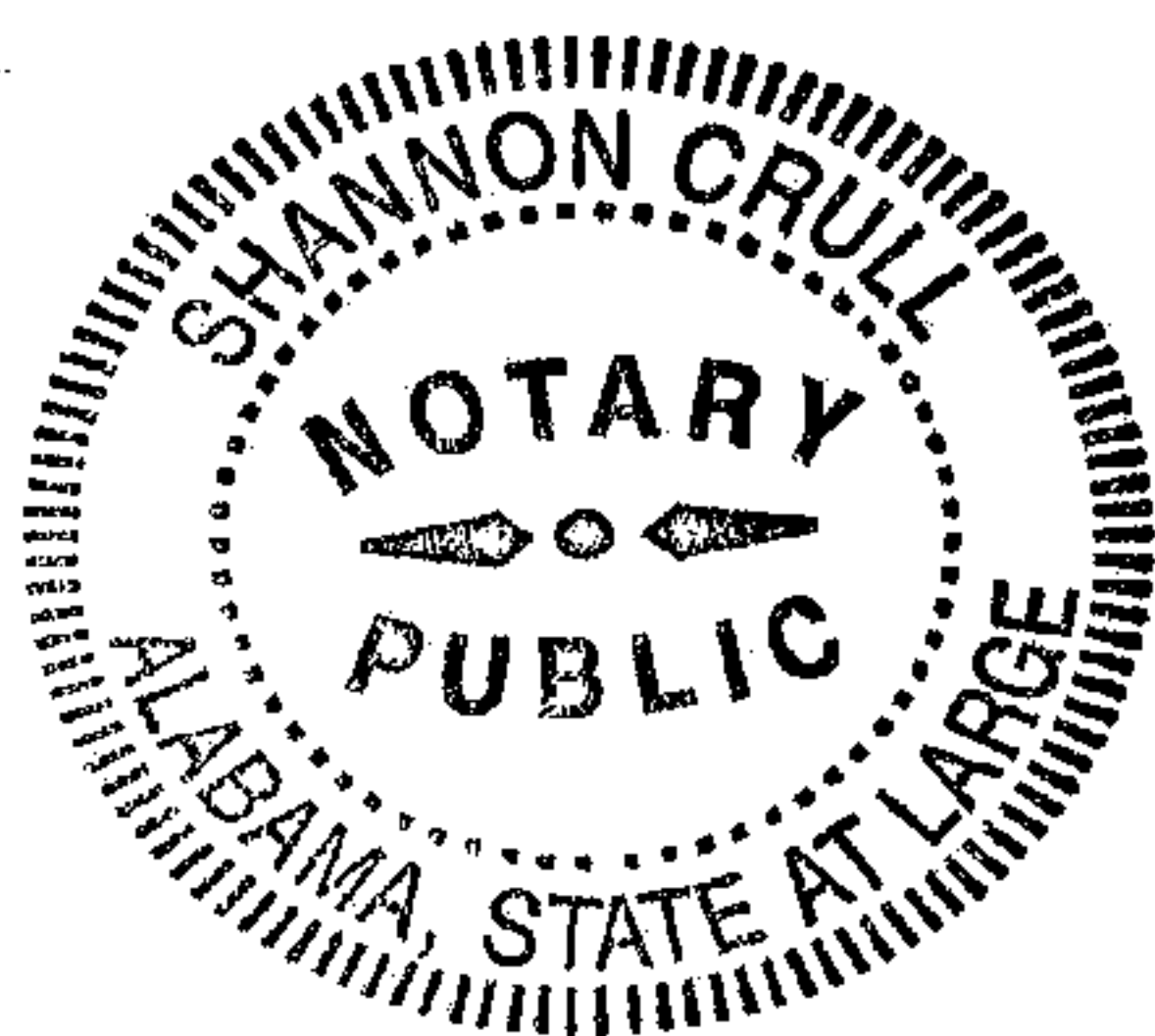
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Dawn Rockett Turner, whose name as Personal Representative of the Estate of Henry Thomas Turner, Probate Case No. PR-2018-000637** is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal this the 19th day of February, 2019.

Notary Seal

[Signature]
Notary Public
My commission expires: 4/2/2020



Real Estate Sales Validation Form

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

Grantor's Name Estate of Henry Turner
 Mailing Address 467 Oxford Way
Pelham, AL
35124

Grantee's Name Grove Properties LLC
 Mailing Address 3009 Firefighter Ln
Bham, AL 35209

Property Address 1 Hwy 25
Calera, AL
35040

Date of Sale 2-19-19
 Total Purchase Price \$ 170,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/20/2019 09:39:34 AM
 \$191.00 CHERRY
 20190220000054000

Amis Byrd

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 2-19-19

Print James Youfa

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1