



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, the pursuant to the Jefferson County Probate Case No. 17BHM02375, Estate of Lela Ardell Turner, to the undersigned GRANTOR the GRANTEE herein, the receipt whereof is acknowledged, I, **JANET ELAINE TURNER ATKINS**, as executor of the Estate of Lela Ardell Turner, hereinafter referred to as GRANTOR, does *CONVEY* unto Janet Elaine Turner Atkins, a single woman, (hereinafter referred to as GRANTEE) for and during her life in fee simple, the following described real estate situated in Shelby County, Alabama, and being more particularly described as follows:

The East one-half of the East one-half of Southeast Quarter,
Section 31, Township 20, Range 1 East, Shelby County, Alabama.

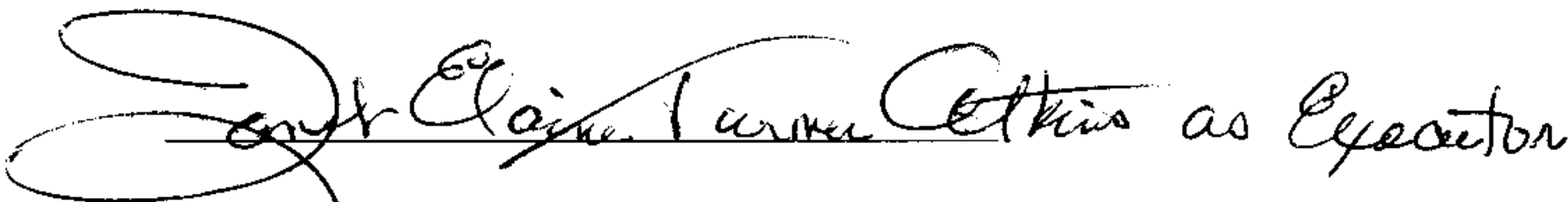
Subject to *ad valorem* taxes for the current year. 2019.

DESCRIPTION PROVIDED BY GRANTOR. TITLE NOT SERACHED.

This property does not constitute the homestead of the Grantor or Grantee.

TO HAVE AND TO HOLD, to the said Janet Elaine Turner Atkins, for and during her lifetime in fee simple, as with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12 day of March, 2019.

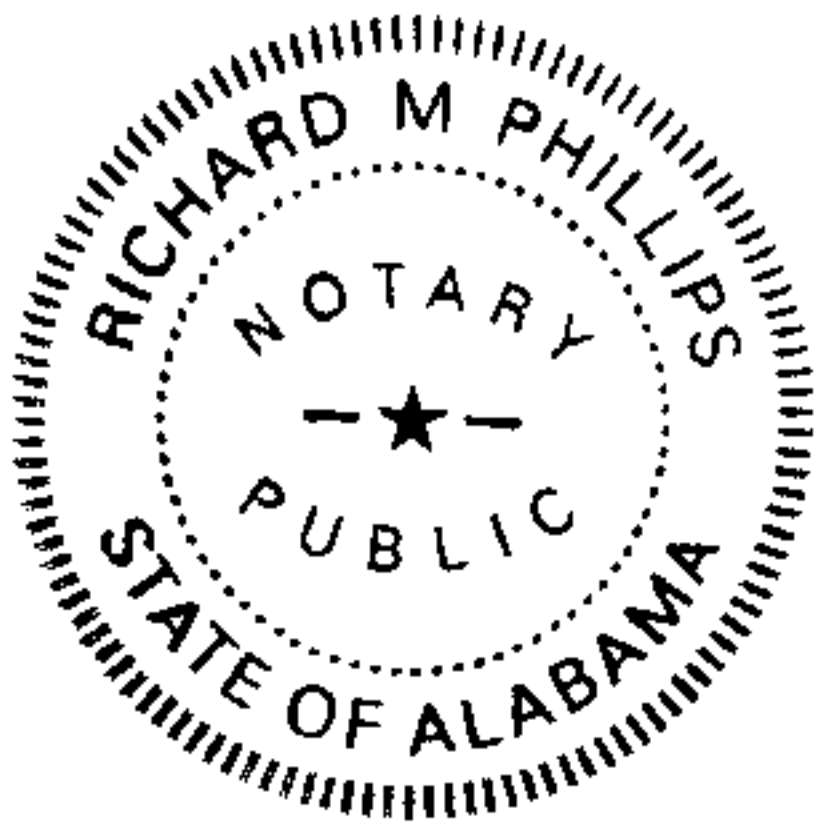
 as Executor

Janet Elaine Turner Atkins,
As Executor of the Estate of Lela Ardell Turner

STATE OF ALABAMA
BLOUNT COUNTY

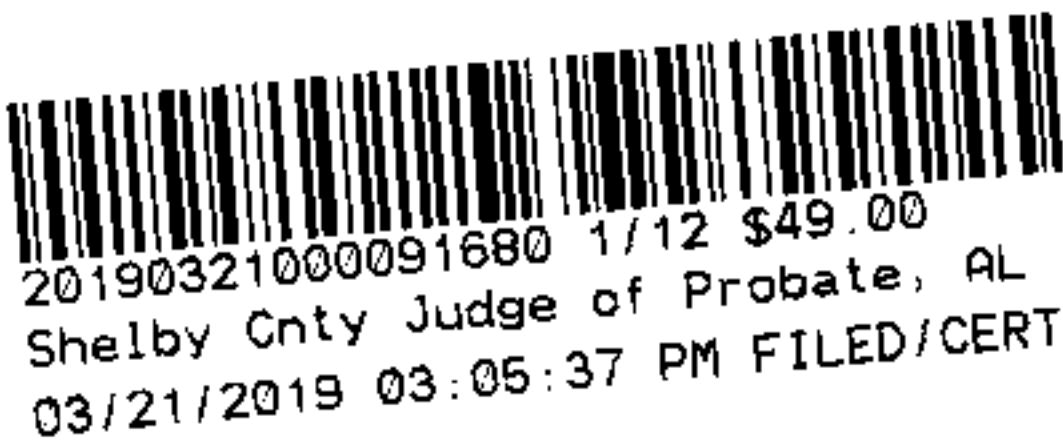
I, the undersigned, a Notary Public, hereby certify that Janet Elaine Turner Atkins, as Executor of the Estate of Lela Ardell Turner, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of March, 2019.




NOTARY PUBLIC

My Commission Expires 3-6-21



SEND TAX NOTICES TO:

Janet Elaine Turner Atkins
415 Coosa Drive
Birmingham, AL 35054-3425

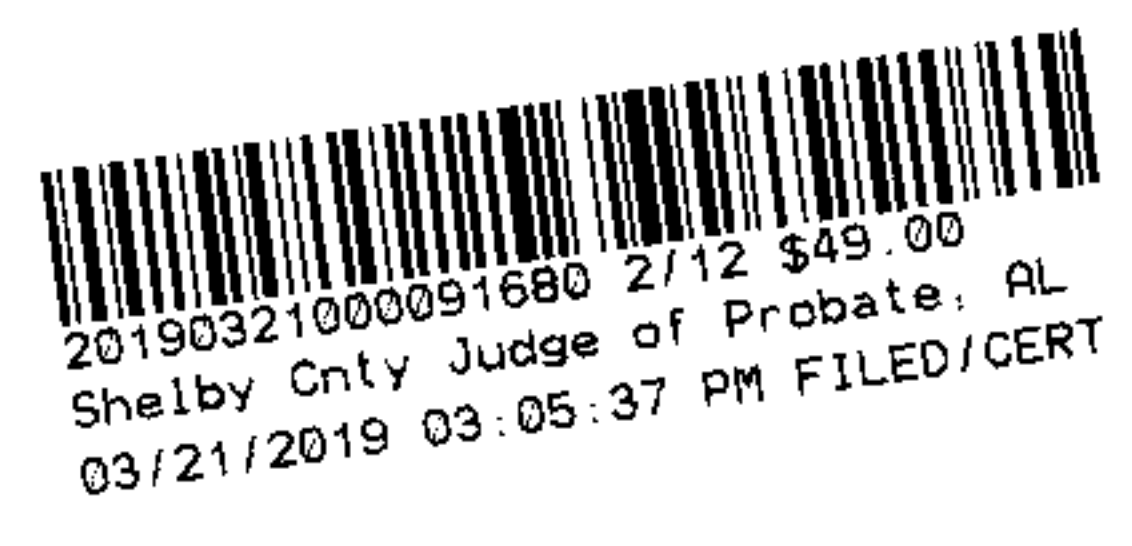
GRANTOR'S ADDRESS:

Janet Elaine Turner Atkins
Executor of the Estate of Lela Ardell Turner
4721 Cyndell Drive
Pinson, AL 35126

Shelby County Parcel ID#16-9-31-0-000-008.001

PROPERTY ASSESSED VALUE:

Shelby County: \$21,410.00



IN THE MATTER OF THE ESTATE OF
LELA ARDELL TURNER
DECEASED.

) IN THE PROBATE COURT
) OF JEFFERSON COUNTY, ALABAMA
)
) CASE NO. 17BHM02375

PETITION FOR PROBATE OF WILL
(Self-Proved Will)

Comes the petitioner, JANET ELAINE TURNER ATKINS, and shows this Court the following facts:

LELA ARDELL TRUNER (the "decedent") died testate at 4721 Cyndell Drive, Pinson, Alabama, 35126 on or about the 1st day of September, 2017, and, at the time of such death, was an inhabitant of Jefferson County, Alabama.

1. Surrendered herewith is the decedent's last will and testament (and all codicils thereto) naming the petitioner as personal representative thereof, which was (were) duly signed by the decedent when over eighteen (18) years of age, and was (were) attested by the following witnesses:

Name:

Present Address:

William J. Sherrer

PO Box 734, Oneonta, AL 35121

Bradley Boyd

225 2nd Ave E, Oneonta, AL 35121

2. The decedent's last will and testament, as identified in paragraph 2 hereof, was self-proved in a manner substantially in accordance with the requirements of Ala. Code §43-8-132. The name and present address of the officer authorized to administer oaths before whom said will was acknowledged are as follows:

Richard M. Phillips, Notary

225 2nd Ave E, Oneonta, AL 35121

3. The following is a true, correct and complete list of the names, ages, conditions, relationships and addresses of the decedent's surviving spouse and next-of-kin (as determined by application of Ala. Code §43-8-42):

Name, age, condition, relationship:

Address:


W Alfred Isaac Turner (Son)
Age: 61 Condition: of Sound Mind

1640 Cheswood Circle, Birmingham, AL 35244

Pw Janet Elaine Turner Atkins (Daughter)
Age: 68 Condition: of Sound Mind

415 Coose Drive, Cropwell, AL 35054

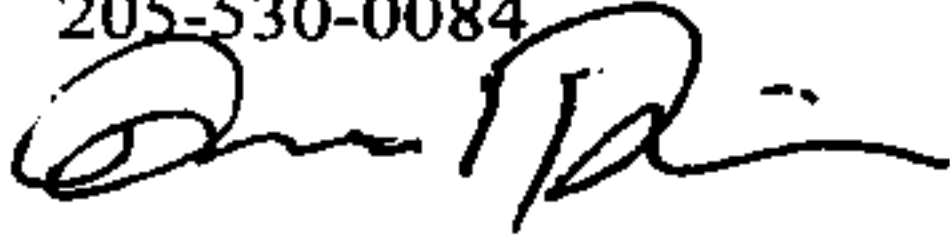
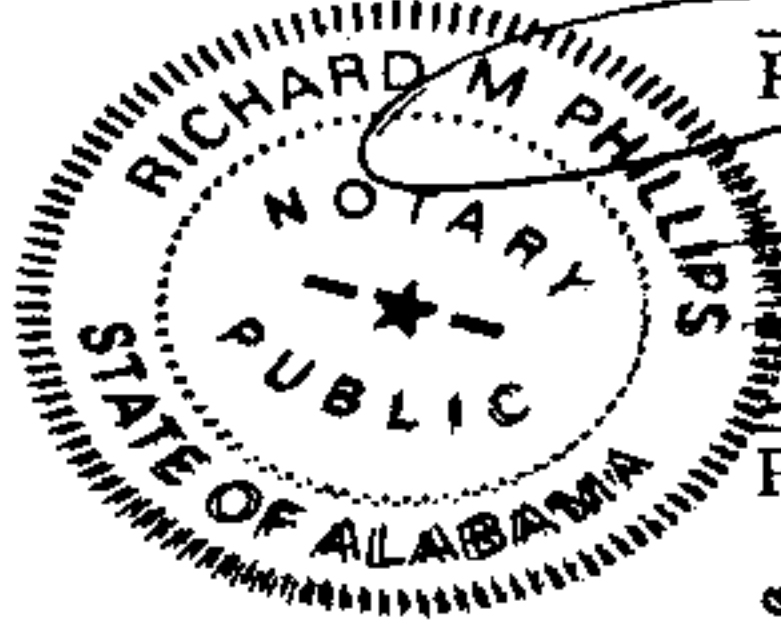
WHEREFORE, the petitioner prays that this Court will take jurisdiction of this petition, will cause all such notice or citations to issue to the said surviving spouse, next-of-kin, attesting witnesses, and oath-administering officer, as may be proper in the premises; and will cause such proceedings to occur, and such proof to be taken, and render such orders and decrees as will duly and legally effect the probate and record in this Court of said will (and all codicils thereto) as the


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Shelby Cnty Judge of Probate, AL
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last will and testament of the decedent. This petition is deemed to be verified pursuant to Ala. Code §43-8-22.

Attorney for Petitioner:

Richard M. Phillip, (PHI075)
225 2nd Ave. E
Oneonta, AL 35121
205-530-0084





Petitioner's Signature

Petitioner's Name

Janet Turner Atkins
Address 415 Coosa Dr.
Cropwell, AL 35054

Sworn to and subscribed before me on this the 15th day of September, 2017.

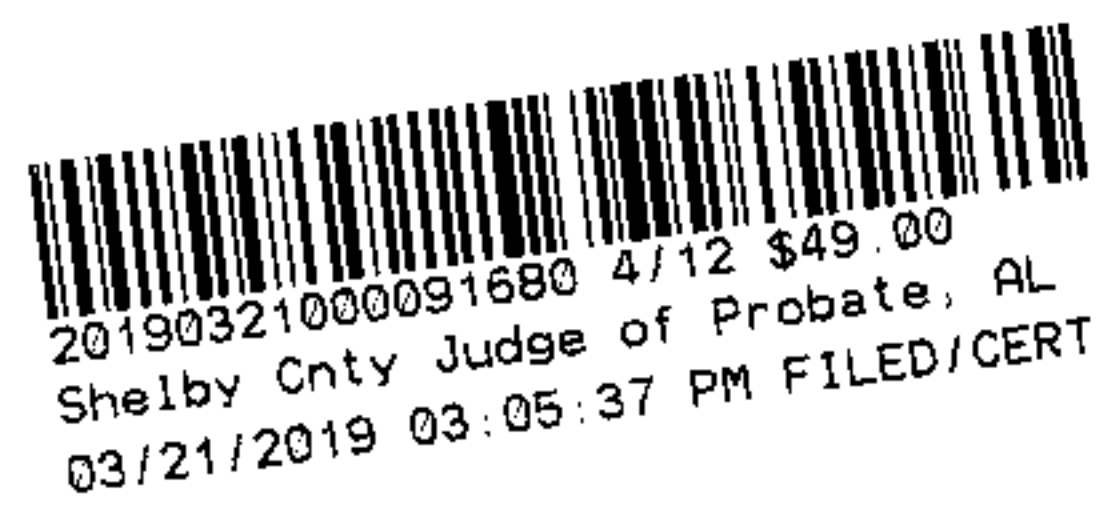

NOTARY PUBLIC

My commission Expires: 3/6/21

BENCH NOTE

Filed in the Probate Court of Jefferson County, Alabama, this the 4th day of October, 2017, prayer granted + ordered recorded


Judge of Probate



IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA

IN RE:
THE ESTATE OF
LELA ARDELL TURNER,
Deceased

)
)
)
)

CASE NUMBER: 2017-17BHM02375

WAIVER ON NOTICE

I, ALFRED ISAAC TURNER, hereby accepts service of notice of the filing of the Petition for Letters Testamentary in the matter of the estate of LELA ARDELL TURNER, deceased, and hereby waive all other or further notice thereof, either by publication or otherwise.

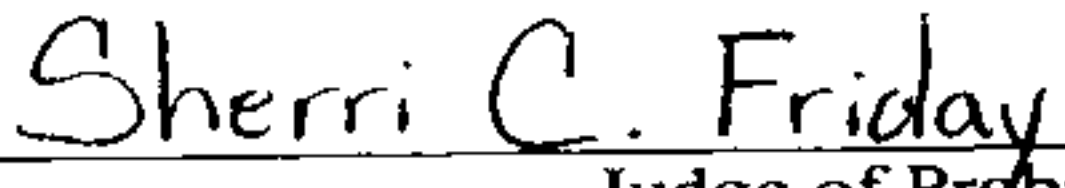
DATED this the 15 day of September, 2017.



ALFRED ISAAC TURNER

Witness: 

BENCH NOTE

Filed in the Probate Court of Jefferson County, Alabama, and ordered recorded this the 4th day of October, 2017.


Judge of Probate


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IN THE PROBATE COURT OF JEFFERSON COUNTY, ALABAMA

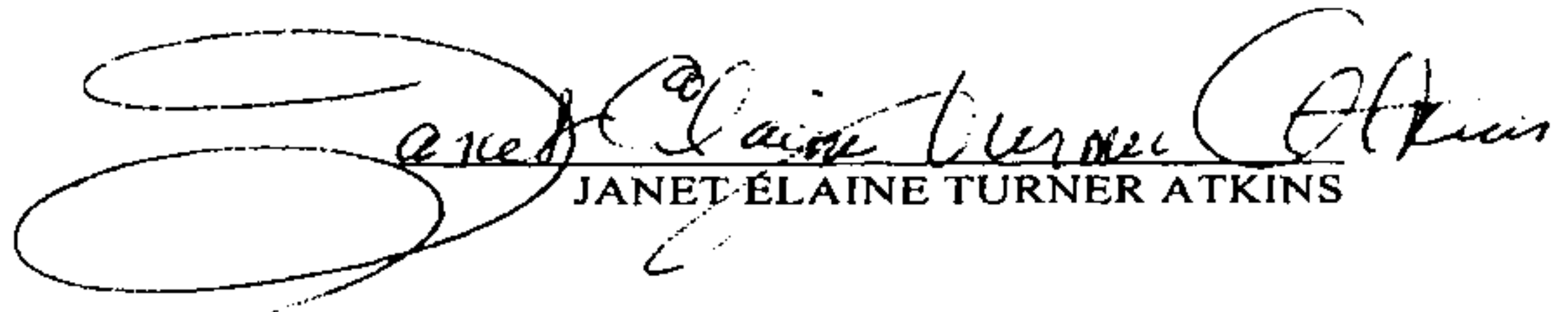
IN RE:
THE ESTATE OF
LELA ARDELL TURNER,
Deceased

CASE NUMBER: 2017- 1 7 B H M 0 2 3 7 5

WAIVER ON NOTICE

I, JANET ELAINE TURNER ATKINS, hereby accepts service of notice of the filing of the Petition for Letters Testamentary in the matter of the estate of **LELA ARDELL TURNER**, deceased, and hereby waive all other or further notice thereof, either by publication or otherwise.

DATED this the 15 day of September, 2017.



JANET ELAINE TURNER ATKINS

Witness: 

BENCH NOTE

Filed in the Probate Court of Jefferson County, Alabama, and ordered recorded this the 4th day of October, 2017.


Judge of Probate


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STATE OF ALABAMA - JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That I, Lela Ardell Turner, of Jefferson County, Alabama, being over the age of nineteen (19) years, and of sound mind and disposing memory, do hereby publish and declare this instrument to be my Last Will and Testament, and hereby expressly revoke any and all other wills and codicils thereto heretofore made by me.

ITEM I

I direct all of my debts, including expenses of my last illness and funeral, shall be first paid out of my estate by my Executor hereinafter named, as soon as possible after my death.

ITEM II

I hereby give, devise and bequeath to my son, Alfred Isaac Turner, any automobiles which I may own at the time of my death to be held and owned by him, absolutely and forever.

ITEM III

I hereby give, devise and bequeath to my daughter, Janet Elaine Turner Atkins, all the real property which I may own or have an interest in at the time of my death located in Shelby County, Alabama, to be held and owned by her, absolutely and forever, which is legally described as follows, to-wit:

The east 1/2 of the east 1/2 of southeast quarter, section 31, township 20, range 1 east, Shelby County, Alabama.

ITEM IV

I hereby give, devise and bequeath to my son, Alfred Isaac Turner, all the real property which I may own or have an interest in at the time of my death located in St. Clair County and Blount County, Alabama, to be held and owned by him, absolutely and forever, which is legally described as follows, to-wit:

The northwest 1/4 of the southeast 1/4 of section 21, township 14 south, range 1 east, except 1 (one) acre, more or less, in the southwest corner of said northwest 1/4 of southeast 1/4 of said section 21, township 14 south, range 1 east, described as follows:

Beginning at the southwest corner of said 40, thence running east 100 feet; thence north 264 feet; thence west 148 feet to the forty (40) land line, thence south along said forty (40) land line to the point of

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beginning, situated, lying and being in St. Clair County, Alabama.

Also, 1 1/3 acres, more or less, situated in the southwest corner of the southwest 1/4 of the northeast 1/4 of section 21, township 14 south, range 1 east, situated, lying and being in Blount County, Alabama, described as follows:

Beginning at the southwest corner of said 40; thence running north 19 yards to public road and corner; thence running east 120 yards and corner; thence in a southeastern direction 93 yards to the south boundary line of said 40; thence west 179 yards to point of beginning in Blount County, Alabama.

ITEM V

I hereby give, devise and bequeath unto my son, Alfred Isaac Turner and my daughter, Janet Elaine Turner Atkins, all of my right, title, interest and claim in and to my home and the real property upon which the same is situated, together with all appurtenances and improvements used in connection therewith, subject to any mortgages or encumbrances thereon at the time of my death, to be held and owned by each in equal shares, as joint tenants, absolutely and forever. The property devised by this item is that property described as:

Parcel III in that certain warranty deed executed by me and my former husband, Alfred H. Turner, dated November 11, 1993, which was conveyed to me following the entry of the Final Judgment of Divorce heretofore entered by the Circuit Court of Jefferson County, Alabama. *4721 Cyndell Drive, Pinson, AL 35126 and all acreage associated.*

ITEM VI

All the rest, residue and remainder of my estate, including any real, personal and mixed property, of whatsoever kind and character, wheresoever situated or located, seized and possessed by me or to which I may be entitled at the time of my death, I give, devise and bequeath to my beloved children, Alfred Isaac Turner and Janet Elaine Turner Atkins, in equal shares, share and share alike, per stirpes.

ITEM VII

In making this, my Last Will and Testament, I am not unmindful of the fact that I have three grandchildren whose names are Glenn Edward Turner, Jr., Gentry Chance Turner and Alfred Paul Turner, whom I have pretermitted for reasons best known to me. It is my intention that the above mentioned grandchildren receive absolutely nothing from my estate, nor should their heirs, assigns or descendents.

ITEM VIII

I nominate, constitute and appoint my daughter, Janet Elaine Turner Atkins, to be the Executor of this my Last Will and Testament and direct that she shall not be required to give bond or to file an inventory or appraisal of my estate or to make an accounting or final settlement or any report to any court. In the event that Janet Elaine Turner Atkins shall predecease me or fail for any reason to qualify as Executor hereunder, I nominate, constitute and appoint my son, Alfred Isaac Turner, as Executor of this my Last Will and Testament and direct that he shall not be required to file an inventory or appraisal of my estate or to make an accounting or final settlement or any report to any court. In the event that

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Alfred Isaac Turner shall predecease me or fail for any reason to qualify as Executor hereunder, I nominate, constitute and appoint my niece, Wanda Bramlett, as Executor of this my Last Will and Testament and direct that she shall not be required to file an inventory or appraisal of my estate or to make an accounting or final settlement or any report to any court. During the administration of my estate I hereby vest in my Executor free from the control and supervision of any court, such powers of management, control and disposition as are given above.

ITEM IX

It is my desire that this, my Last Will and Testament, establish a Testamentary Trust for the benefit of my granddaughter Emily Madison Jett, born on or about March 30th, 2007. Any property, assets or other distributions from my estate intended for Emily Madison Jett shall not be paid or distributed outright to such beneficiary but shall instead be held in trust by my Trustee, or if I have not named a Trustee, by my Executor in the capacity of a Trustee, upon the following terms and conditions.

FORMATION: The Trustee shall hold, manage, invest and reinvest the property of such beneficiary in a separate trust and shall distribute to or for the benefit of the beneficiary so much or all of the net income or principal thereof as the Trustee shall deem necessary to provide for such beneficiary's health, education, maintenance and support, taking into consideration any other resources available to such beneficiary. Any net income not so paid shall be accumulated and added to principal at least annually and thereafter shall be held, administered and disposed of as a part thereof.

DISTRIBUTION: When such beneficiary reaches 18 (eight-teen) years of age, the Trustee shall distribute up to but no more than \$20,000 per year for use in the education and support of the beneficiary; and if and when such beneficiary reaches 25 (twenty-five) years of age, the Trust shall automatically terminate and the Trustee shall distribute all remaining principal and income to such beneficiary. If my Trustee sees fit to terminate the Trust before the beneficiary turns 25 (twenty-five) they may do so only if the beneficiary has graduated college. The Trustee may do so with no liability.

The Trustee, at their discretion, may distribute an amount not to exceed \$10,000 (not inclusive of taxes and fees) upon the beneficiary turning 16 (six-teen) for the sole purpose of providing an automobile to the beneficiary.

If such beneficiary dies before receiving all of the assets in her trust, the principal and income in such beneficiary's trust shall be paid and distributed to Leah Caroline Atkins Nelson and Mary Elizabeth Atkins Jett, equally. If I have no living descendant, such property shall be distributed to the beneficiaries of my residuary estate as provided in this Will, or if there are none, to the persons who would be entitled thereto under the laws of descent and distribution of the State of Alabama if I had died intestate at that time owning such property in fee simple.

TRUSTEE: I appoint my daughter, Janet Elaine Turner Atkins, to serve as Trustee of any trust created under this Will, and if my Trustee is unwilling or unable to serve, I appoint my son, Alfred Isaac Turner, to serve as the Successor Trustee of any trust created under this Will. if my Successor Trustee is unwilling or unable to serve, I appoint Joshua Nelson.

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IN WITNESS WHEREOF, I, Lela Ardell Turner, have hereunto set my hand and seal on this the 14 day of, March 2017, hereby declaring this instrument to be my Last Will and Testament.

Lela Ardell Turner
LELA ARDELL TURNER

STATE OF ALABAMA - JEFFERSON COUNTY

We, Lela Ardell Turner, William J Sherrer and Bradley Boyd, the Testator and the witnesses, respectively, whose names are signed to the foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Testator signed and executed the instrument as her Last Will and Testament and that she had signed willingly, and that she executed it as his free and voluntarily act for the purpose therein expressed, and that each of the witnesses, in the presence and hearing of the Testator, signed the will as witness and that to the best of their knowledge the Testator was at the time nineteen (19) years of age or older, of sound mind and under no constraint or undue influence.

Witnesses:

William J. Sherrer

Name
P.O. Box 734

Orem, UT 84058

Address

Bradley Boyd

Name
225 2nd Ave E

Orem, UT

Address

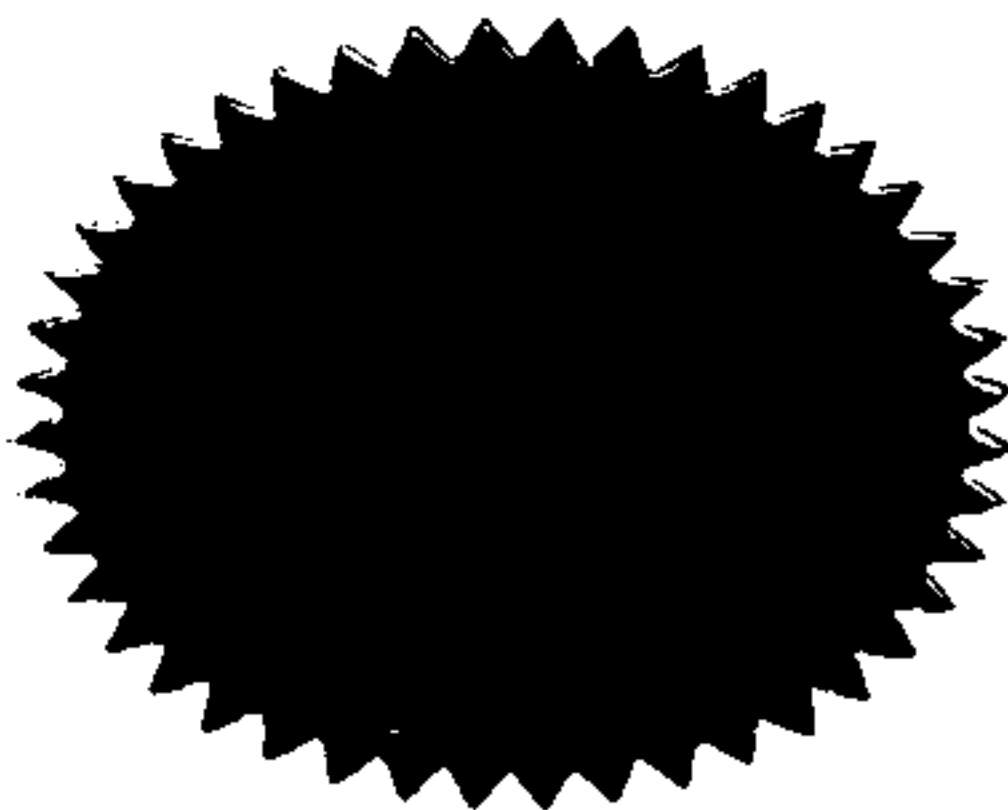
William J Sherrer
Signature

Bradley Boyd
Signature

FILED IN OFFICE THIS THE
4th DAY OF October, 2017
FOR PROBATE AND RECORD.
Sherri C. Friday
JUDGE OF PROBATE

STATE OF ALABAMA - JEFFERSON COUNTY

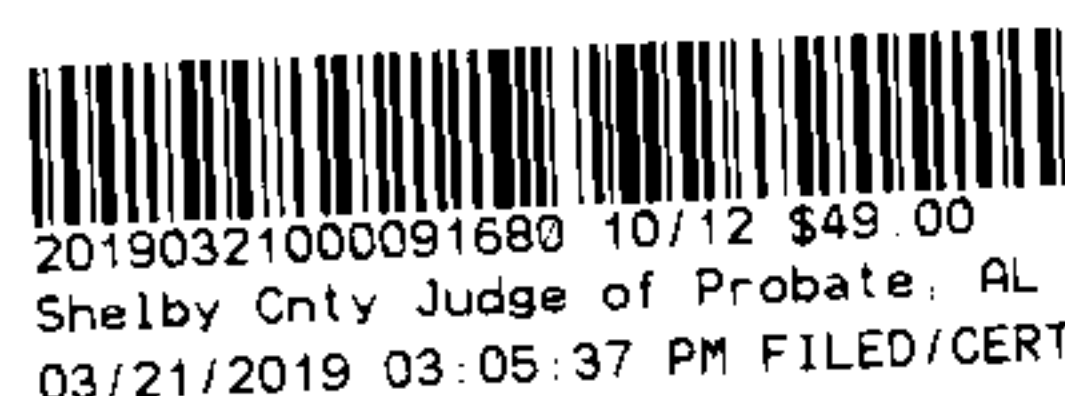
Subscribed, sworn to and acknowledged before me by Lela Ardell Turner, Testator, and subscribed and sworn to me by the witnesses, William J. Sherrer and Bradley Boyd, this 14 day of March, 2017.



[Signature]
Notary Public

My commission expires: 3/10/21

17BHM02375



LETTERS TESTAMENTARY

IN THE MATTER OF THE ESTATE OF:

LELA ARDELL TURNER,
Deceased

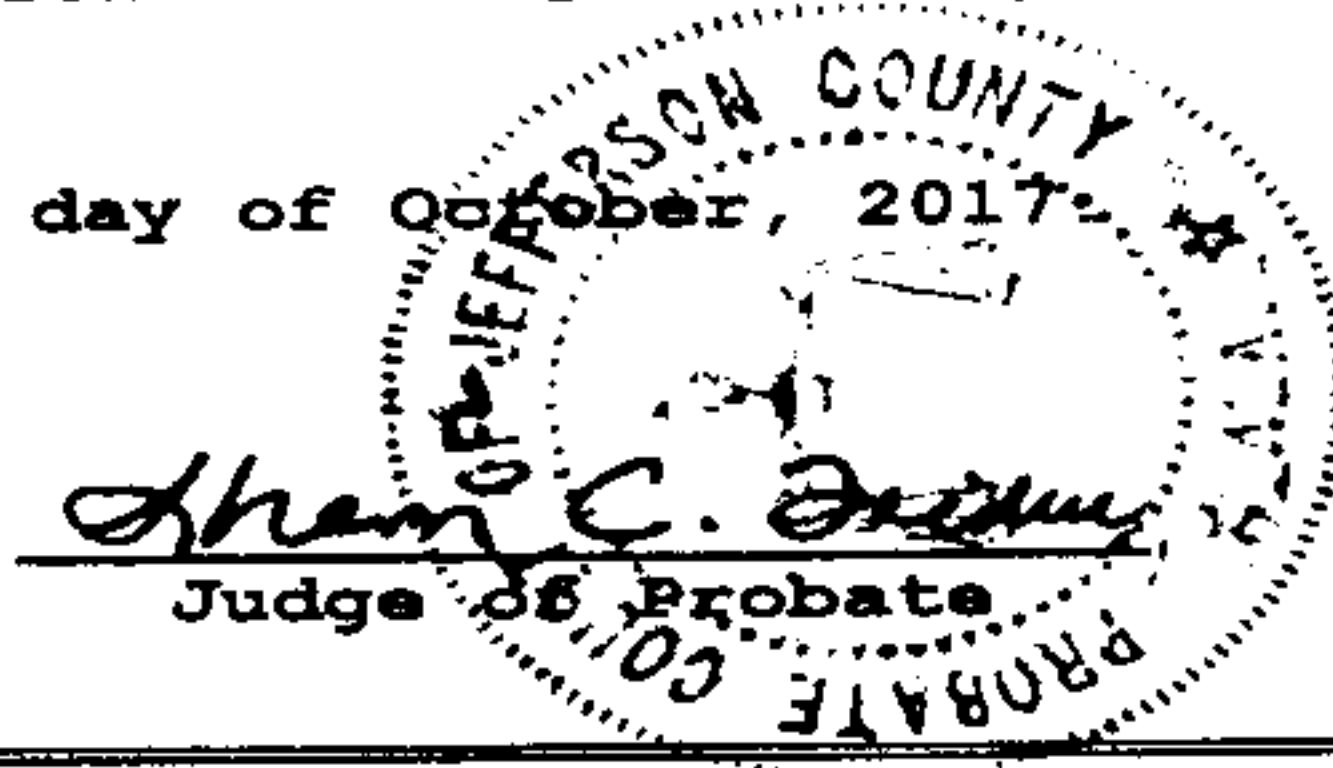
IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA
CASE NO. 17BHM02375

LETTERS TESTAMENTARY

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to JANET ELAINE TURNER ATKINS, the Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as Amended).

WITNESS my hand this date, 4th day of October, 2017.

(SEAL)



I, Sherri C. Friday, Judge of Probate Court of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters Testamentary** issued in the above styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

WITNESS my hand and seal of said Court this date, _____.

Judge of Probate



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CERTIFICATE TO COPIES

STATE OF ALABAMA
JEFFERSON COUNTY


PROBATE COURT
CASE NO. 17BHM02375

I, **ALAN L. KING**, Judge of Probate Court, in and for said County in said State hereby certify that the foregoing contains a full, true and correct copy of the **PETITION FOR PROBATE OF WILL, LETTERS OF TESTAMENTARY AND LAST WILL AND TESTAMENT**, in the matter of the estate of **LELA ARDELL TURNER, DECEASED** as the same appears on file and of record, in this office.

Given under my hand and seal of said Court this date,
March 18, 2019.

Alan L. King

Judge of Probate


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