

This instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Fred J. Bousack Jr
Tammy Jo Eaton Bousack

114 Starrett St
Columbiana, AL 35051

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twelve Thousand Five Hundred Dollars and No Cents (\$212,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Joseph B. Turner, III, a married man, Susan Turner White, a married woman, Camille Turner Cain, a married woman and Nancy Jean Arnold, a married woman**(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Fred J. Bousack Jr and Tammy Jo Eaton Bousack**,(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are all the Heirs at Law of Lucille R. Turner.

Property constitutes no part of the homestead of the Grantors herein or their spouses.

\$201,875.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of

June, 2021.

Joseph B. Turner, III

Susan Turner White

Camille Turner Cain

Nancy Jean Arnold

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Joseph B. Turner, III, Susan Turner White, Camille Turner Cain, and Nancy Jean Arnold, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 2021.

Notary Public, State of Alabama

My Commission Expires: 9-1-24

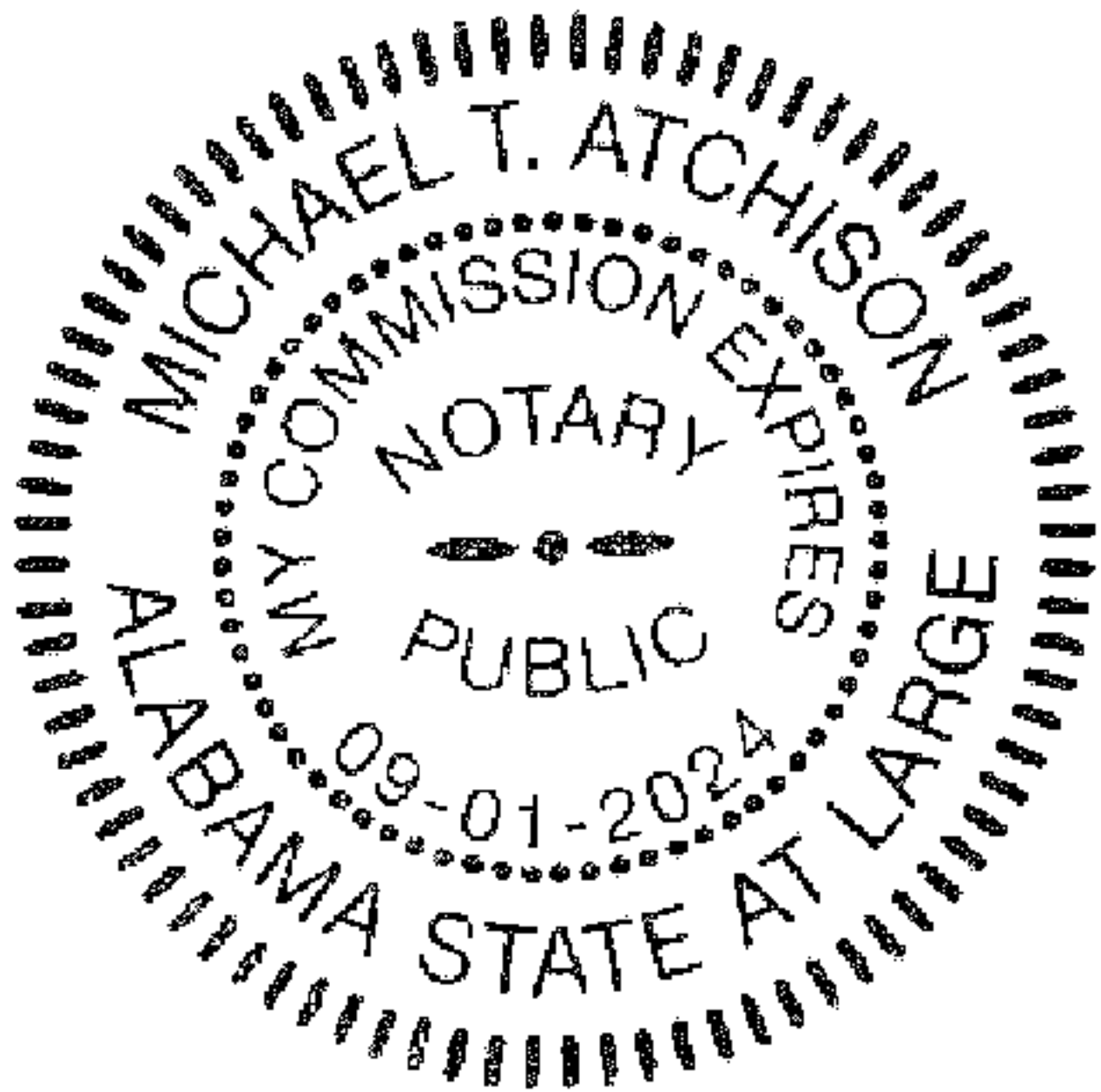


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Begin at the southwest corner of SW 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West and run along the West line of said forty acres 540 feet to the North line of Sterrett Street in the Town of Columbiana, Alabama; thence in an easterly direction along the North line of said Street 420 feet to the point of beginning of the lot herein conveyed, which point is the southeast corner of the Frank Johnson lot; thence North along the East line of Frank Johnson lot 782.5 feet to the North line of said forty acres; thence along said East 100 feet; thence South and parallel with the West line of the lot herein conveyed 782.5 feet to the North line of Sterrett Street; thence along said in a westerly direction 100 feet to the point of beginning; being situated in the SW 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL II:

For a point of beginning, commence at the southwest corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 21 South, Range 1 West and run North along the West line of said forty acres 540 feet to the North line of Sterrett Street in the Town of Columbiana, Shelby County, Alabama; run thence in an easterly direction along the North line of said Sterrett Street 520 feet to a point, which point is the southeast corner of the J.B. Turner Jr. lot; run thence North along the East line of said J.B. Turner Jr. lot 365 feet to the point of beginning of the lot herein described and conveyed; thence continue to run North along the East line of said J. B. Turner Jr. lot 417.5 feet, more or less, to the North line of said forty acres; thence run along same East 77 feet to the West right of way line of a dedicated but unconstructed public road thirty feet in width; run thence South along said West right of way line 417.5 feet, more or less, to a point 30 feet North of the northeast corner of the Stanley E. Campbell and Iris W. Campbell lot; run thence West and parallel to the North line of said forty acres 77 feet to the said point of beginning. Situated in the Southwest Quarter of the Southwest Quarter of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

LESS AND EXCEPT:

Land as described in Deed Book 308, Page 106, recorded in the Probate Office, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/25/2021 12:26:34 PM
\$39.00 CHERRY
20210625000309840

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Susan Turner White Camille Turner Cain Nancy Jean Arnold Joseph B. Turner III	Grantee's Name	Fred J. Bousack Jr Tammy Jo Eaton Bousack
Mailing Address	<u>POB 681927</u> <u>Dothan, AL 36048</u>	Mailing Address	<u>114 Sterrett St</u> <u>Columbiana, AL 35051</u>
Property Address	<u>114 Sterrett St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 24, 2021</u>
		Total Purchase Price	<u>\$212,500.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 June 15, 2021

Unattested

(verified by)

Print Joseph B. Turner, III

Sign *

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1