



20211015000502970 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
10/15/2021 02:18:38 PM FILED/CERT

File No.: 21016

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
SEND TAX NOTICE TO:
Helen C. Turner
215 Oakmont Dr.
Alabaster AL 35007

THIS INSTRUMENT PREPARED BY: W.
Eric Pitts, W. Eric Pitts, L.L.C. 1109 1st
Street South, Alabaster, AL 35007. No title
opinion requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Aleta van Riper Turner, as Successor Trustee of the Turner Living Trust, dated December 12, 2002, and any amendments thereto, (hereinafter "GRANTOR"), for and in consideration of the sum of \$65,000.00, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Helen C. Turner (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

See Exhibit A

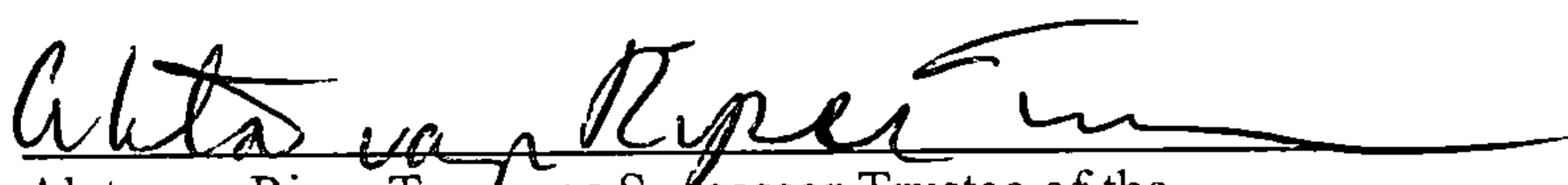
\$0 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on September 30, 2021.



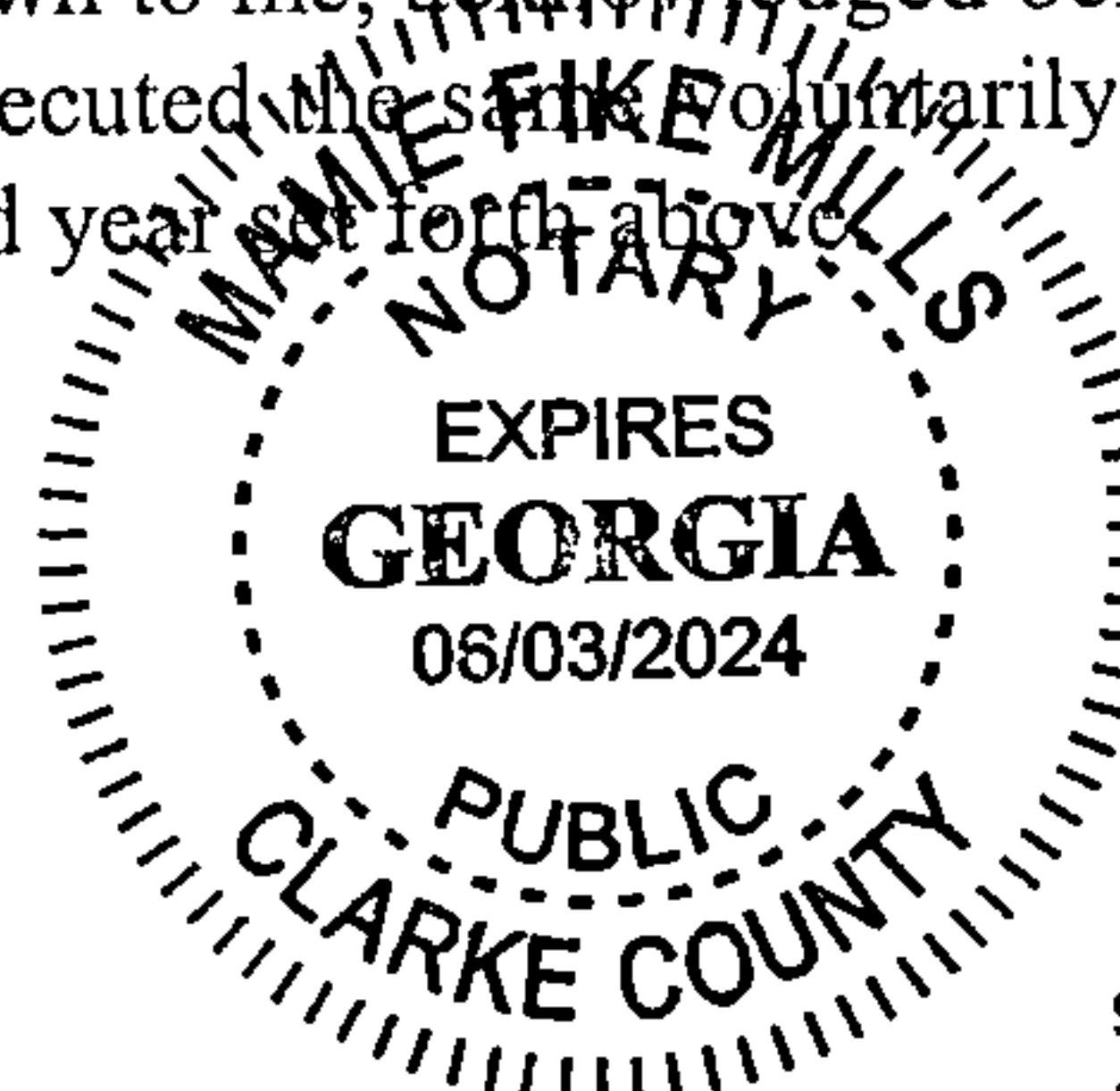
Aleta van Riper Turner as Successor Trustee of the
Turner Living Trust, dated December 12, 2002, and any
amendments thereto

STATE OF GEORGIA
COUNTY OF ATHENS-CLARKE

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Aleta van Riper Turner whose name(s) is/are signed to the foregoing conveyance as Successor Trustee of the Turner Living Trust dated December 12, 2002, and any amendments thereto, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he/she/they executed the same voluntarily and as such Successor Trustee acting on behalf of said trust with full authority on the day and year set forth above.

GIVEN UNDER MY HAND, on September 30, 2021.


NOTARY PUBLIC



Shelby County, AL 10/15/2021
State of Alabama
Deed Tax: \$65.00



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EXHIBIT A

All that part of the South half of the Northwest Quarter of the Northwest Quarter of Section 5, Township 21 South, Range 2 West lying westerly of line A, and northerly of line B, as described below: for line A, begin at the Northeast corner of the Northwest Quarter of the Northwest Quarter and run southerly along the East line of said Quarter-Quarter Section a distance of 349.6 feet to a point; thence turn an angle of 21 degrees and 11 minutes to the right and run southwesterly a distance of 277.52 feet to a point; thence turn an angle of 0 degrees and 47 minutes to the right and run southwesterly a distance of 283.03 feet to a point in the center line of a branch; thence run in a southerly direction along the center line of said branch to a point on the South boundary of said Quarter-Quarter Section, said point being 282.42 feet West of the Southeast corner of said Quarter-Quarter Section, completing the description of line A; for line B, begin at a point of the West line of the Northwest Quarter of the Northwest Quarter, said point lying 350.00 feet north of the Southwest corner of said Quarter-Quarter Section, and run due east to a point intersecting the aforementioned line A, a distance of 1100 feet, more or less completing the description of line B.



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Real Estate Sales Validation Form

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

Grantor's Name	Aleta van Riper Turner, as Successor	Grantee's Name	Helen C. Turner
Mailing Address	Trustee of the Turner Living Trust Dated December 12, 2002 12 Northridge Ct. Danielsville, GA 30633	Mailing Address	215 Oakmont Drive Alabaster, AL 35007
Property Address	Vacant Lot Alabaster, AL 35007 22-3-05-0-000-004.000	Date of Sale	September 30, 2021
		Total Purchase Price	\$ 65,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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 September 30, 2021

Print W Eric Pitts

☐ Unattested

Sign

W Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1