

This instrument prepared by:

Jama Faith Turner

202 Thompson Street

Columbiana, Alabama 35051

Send Tax Notice To:

Valerie Ann Turner

202 Thompson Street

Columbiana, Alabama 35051

**WARRANTY DEED WITH LIFE ESTATE RESERVATION**

State of Alabama

County of Shelby



20211202000575860 1/4 \$109.00  
Shelby Cnty Judge of Probate, AL  
12/02/2021 12:55:33 PM FILED/CERT

Know All Men by These Presents, that in consideration of **Seventy Seven Thousand Eight Hundred Dollars and No Cents (\$77,800.00)**, **Rebecca Leigh Turner**, said Grantor, does hereby grant, bargain, and convey to **Valerie Ann Turner**, said Grantee, the following described real estate, situated in Shelby County, Alabama, and subject to the reservation stated below in subparagraph A.

- (A) Except a life estate for Lance Raymond Turner and Jama Faith Turner (to use, occupy, and collect rents or other income therefrom) in and to said property until their death, and it is the Grantor's expressed intention to convey to the Grantee only the remainder interest in said property.

Property Address: 202 Thompson Street, Columbiana, Alabama 35051.

See Exhibit "A" attached.

To have and to hold unto the Grantee in fee simple absolute, her heirs and assigns, forever, subject to the life estate reservation; it being the intention of the parties to this conveyance that the entire interest in fee simple absolute, shall pass to the grantee or her heirs and assigns forever upon the death of the parties in the life estate reservation.

And said Grantor does for herself, her heirs, successors and assigns, covenant with the Grantee, his heirs and assigns, that said Grantor is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that she has good right and title to convey the same as aforesaid, and that she will and her successors and assigns warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/02/2021  
State of Alabama  
Deed Tax:\$78.00

Rebecca Leigh Turner

Rebecca Leigh Turner, Grantor

State of Alabama

Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Rebecca Leigh Turner**, whose name is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents, of the conveyance, she executed the same voluntarily on this 2<sup>nd</sup> day of December, 2021.

Teresa W. Ray

NOTARY PUBLIC

My Commission Expires: 12/27/2021



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A lot in the Town of Columbiana, Alabama, described as follows: Beginning at a point where the West line of Thompson Street intersects the North line of an alley running from the Grammar School in said town West to the lot formerly owned by W. B. Browne and run thence North along the West side of Thompson Street 200 feet more or less to the southeast corner of a lot sold by W. J. Horsley and wife to Myra Miles, thence West along the South line of said lot sold to Miles 210 feet more or less to the East line of lot owned by W. W. Carter; thence South along the East line of said W. W. Carter lot 200 feet, more or less, to the North line of the alley above referred to, thence East along the North line of said alley 210 feet more or less to the point of beginning, and being a part of the lot bought from Alice B. Liles and conveyed by deed recorded in Volume 47 on page 502.

LESS AND EXCEPT that property sold to Ben E. Lavender and Joyce Louise Lavender by deed dated July 30, 1965, recorded in Deed Book 236, Page 797, described as follows: Begin at the intersection of the West line of Thompson Street with the North line of Carter's Lane and run thence North along the West line of Thompson Street 100 feet to a point; thence West and parallel with the North line of Carter's Lane 145 feet; thence South and parallel with the West line of Thompson Street 100 feet to the North line of Carter's Lane; thence along same East 145 feet to the point of beginning.

ALSO LESS AND EXCEPT that property sold to Ben E. Lavender and Joyce Louise Lavender by deed dated June 17, 1966 recorded in Deed Book 243, Page 76, described as follows: Commence at a point where the West line of Thompson Street intersects the North right of way line of Carter's Lane and run thence West and along the North line of Carter's Lane 145 feet to the SW corner of a lot heretofore conveyed to Ben Lavender and wife to the point of beginning; thence continue in the same direction West along said right of way line 65 feet, more or less to the SE corner of the Methodist Church lot; thence along said North 100 feet, more or less, to a concrete post, being the SW corner of the B.Z. Cooper's home lot; thence East and parallel with the North right of way home of Carter's Lane 65 feet, more or less, to the NW corner of said lot heretofore conveyed to said Ben Lavender and wife; thence along same South 100 feet, more or less, to point of beginning.

Situated in Shelby County, Alabama.



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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 Rebecca Leigh Turner  
Mailing Address 202 Thompson Street  
Columbiana, Alabama 35051

Grantee's Name Valerie Ann Turner  
Mailing Address 202 Thompson  
Columbiana, Alabama 35051

Property Address 202 Thompson Street  
Columbiana, Alabama 35051

Date of Sale December 2, 2021  
Total Purchase Price \$ 77,800.00

or  
Actual Value \$

or  
Assessor's Market Value \$ 108,810

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 Property Tax Appraisal  
☐ 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 12/2/2021

Print Rebecca Leigh Turner

☐ Unattested

Sign Rebecca Leigh Turner  
(Grantor/Grantee/Owner/Agent) circle one



eForms

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Form RT-1