

This Instrument was Prepared by:

Send Tax Notice To: Melissa Walker  
315 Main St.  
Columbiana, AL 35051

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

File No.: S-22-28171

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Thousand Dollars and No Cents (\$190,000.00)**, 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, **Paul Turner and Cyndi Turner**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Melissa Walker**, (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$186,558.00** 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of April, 2022.

Paul Turner  
Paul Turner

Cyndi Turner  
Cyndi Turner

State of Alabama

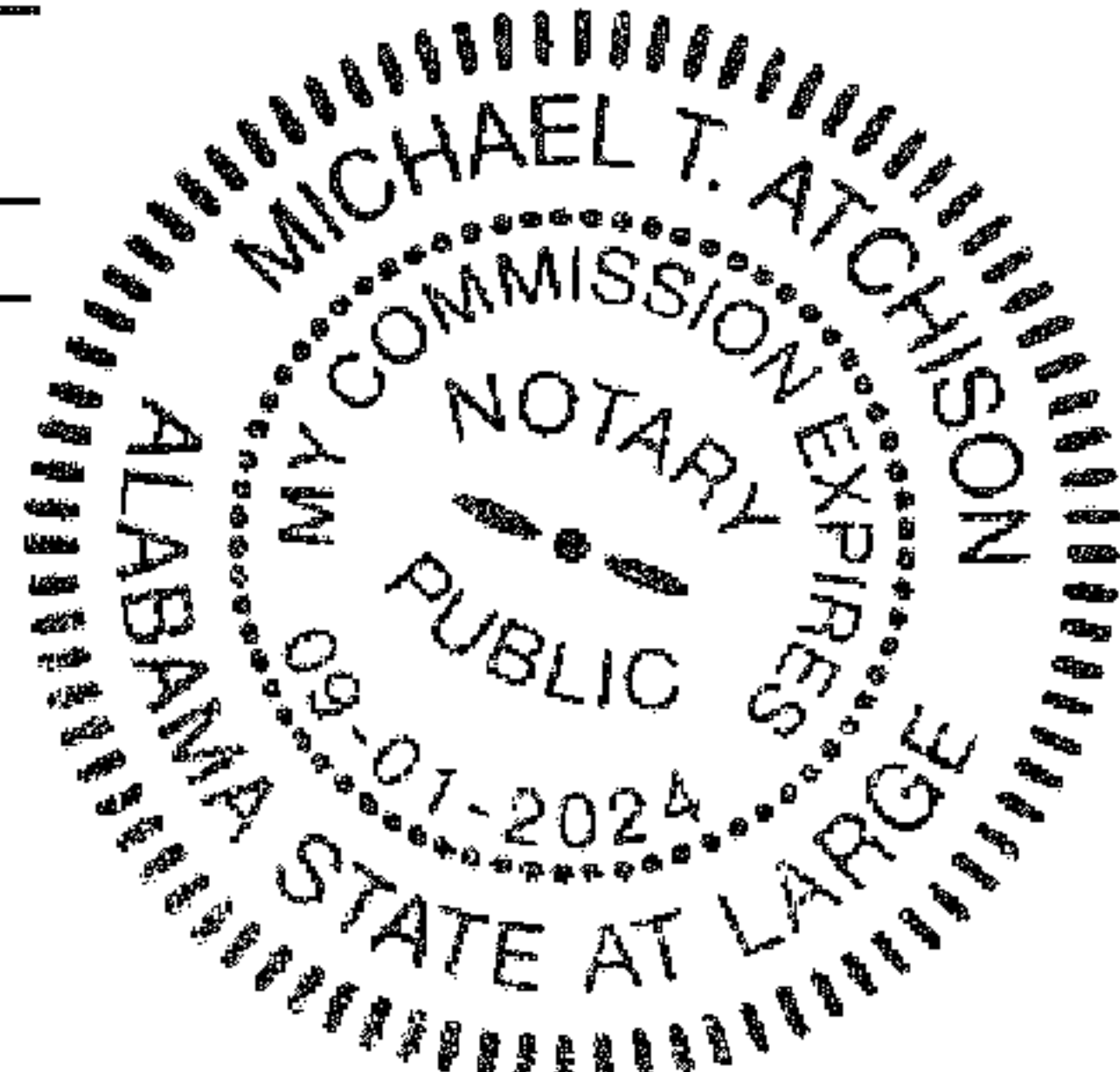
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Paul Turner and Cyndi Turner, 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 18th day of April, 2022.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SE corner of Section 23, Township 21 South, Range 1 West; thence run West along the South line of said Section for 420.61 feet to the East margin of North Main Street; thence 90 degrees 02 minutes 37 seconds right run Northerly along said North Main Street for 239.41 feet to an iron pin and the Point of Beginning; thence continue last described course for 85.0 feet; thence 88 degrees 10 minutes 05 seconds right run Easterly for 210.3 feet to an iron pin; thence 84 degrees 38 minutes 55 seconds right run Southerly for 85.0 feet to an iron pin; thence 95 degrees 16 minutes 45 seconds right run Westerly for 220.97 feet to the point of beginning.

**Situated in Shelby County, Alabama.**

**According to survey of Thomas E. Simmons, RLS#12945, dated September 19, 1994.**

**Real Estate Sales Validation Form**

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

Grantor's Name	Paul Turner Cyndi Turner	Grantee's Name	Melissa Walker
Mailing Address	<u>340 Lorey Drive</u> <u>Wilsonville AL 35186</u>	Mailing Address	<u>315 Main St.</u> <u>Columbiana, AL 35051</u>
Property Address	<u>315 Main St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>April 18, 2022</u>
		Total Purchase Price	<u>\$190,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 April 15, 2022

Print Paul Turner

Unattested

Sign Paul Turner

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/18/2022 02:31:20 PM  
\$31.50 JOANN  
20220418000158740

*Alvin S. Boyd*