This instrument was prepared by: Daniel Odrezin Daniel Odrezin, LLC 3138 Cahaba Heights Road Birmingham, AL 35243

Send tax notice to:
Bobby Neil Turnage and Lauren
Turnage
566 Rosebury Rd
Helena, AL 35080

## WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

That in consideration of FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, Susanne M. Traweek, an unmarried individual, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto Bobby Neil Turnage, III and Lauren Turnage, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 214, according to the Survey of Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A and B, in the Probate Office of Shelby County, Alabama.

#### SUBJECT TO ALL MATTERS OF RECORD

\$418,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Susanne M. Traweek is the surviving grantee under that certain warranty deed with joint rights of survivorship recorded in Instrument #20200129000038970. Roy Dwayne Martin, the other grantee, having died on or about May 3, 2021.

Note: Susanne M. Traweek and Susanne Murlene Martin are one and the same person.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

# 20220615000240400 06/15/2022 11:01:23 AM DEEDS 2/3

IN WITNESS WE	IEREOF, I have hereunto set my hand and seal this 10th/day of June, 2022.  Susanne M. Traweek
STATE OF ALABAMA	)
JEFFERSON COUNTY	
M. Traweek whose name	a Notary Public in and for said County, in said State, hereby certify that Susanne is signed to the foregoing conveyance and who is known to me, acknowledged to being informed of the contents of the conveyance, he/she executed the same same bears date.
Given under my h	and and official seal this 10th day of June, 2022.
My Commission Expires:	Notary Public

### Real Estate Sales Validation Form

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

Grantor's Name Susanne M. Traweek Mailing Address PO BOX 134		Grantee's Name	Bobby Neil Turnage, III and Lauren Turnage		
alabaster, AL 35243		Mailing Address	566 Rosebury Rd Helena, AL 35080		
Property Address 566 Rosebury Rd		Data of Sala			
Helena, AL 35080		Date of Sale Total Purchase Price	June 10, 2022 ce \$450,000.00		
		Or Actual Value	\$		
		Or Assessor's Market	Value \$		
The purchase price or actual value claimed one) (Recordation of documentary evidence		erified in the follow	ring documentary evidence: (check		
Bill of Sale	Appraisal				
Sales Contract X Closing Statement	Other:	**************************************			
If the conveyance document presented for reof this form is not required.	cordation contains a	all of the required in	formation referenced above, the filing		
Instructions  Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their					
current mailing address.	e the name of the pe	or persons con	veying interest to property and then		
Grantee's name and mailing address - provide conveyed.	le the name of the pe	erson or persons to v	whom interest to property is being		
Property address - the physical address of the interest to the property was conveyed.	e property being cor	nveyed, if available.	Date of Sale - the date on which		
Total purchase price - the total amount paid the instrument offered for record.	for the purchase of t	the property, both rea	al and personal, being conveyed by		
Actual value - if the property is not being so the instrument offered for record. This may lassessor's current market value.		~ ~ ~	••• • • • • • • • • • • • • • • • • •		
If no proof is provided and the value must be valuation, of the property as determined by the property tax purposes will be used and the tax	he local official cha	rged with the respon	sibility of valuing property for		
I attest, to the best of my knowledge and bel further understand that any false statements Code of Alabama 1975 § 40-22-1 (h).					
Date: June 10, 2022		Print QCC	van Finnen		
Unattested(verified by)		Sign			
Filed and Recorded Official Public Records		(Oramor/Ora	intee/Owner/Agent) circle one Form RT-1		

alli 5. Beyl



Clerk

Shelby County, AL

**\$60.00 CHERRY** 

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06/15/2022 11:01:23 AM

Judge of Probate, Shelby County Alabama, County