

This Instrument was Prepared by:

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

File No.: MV-21-27530

Send Tax Notice To:

Jennifer Turner  
1400 Mollys Place  
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, 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, **Kalup Shotts**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jennifer Turner**, (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.

\$0.00 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 4th day of Aug, 2022.

Kalup Shotts  
Kalup Shotts

State of AL

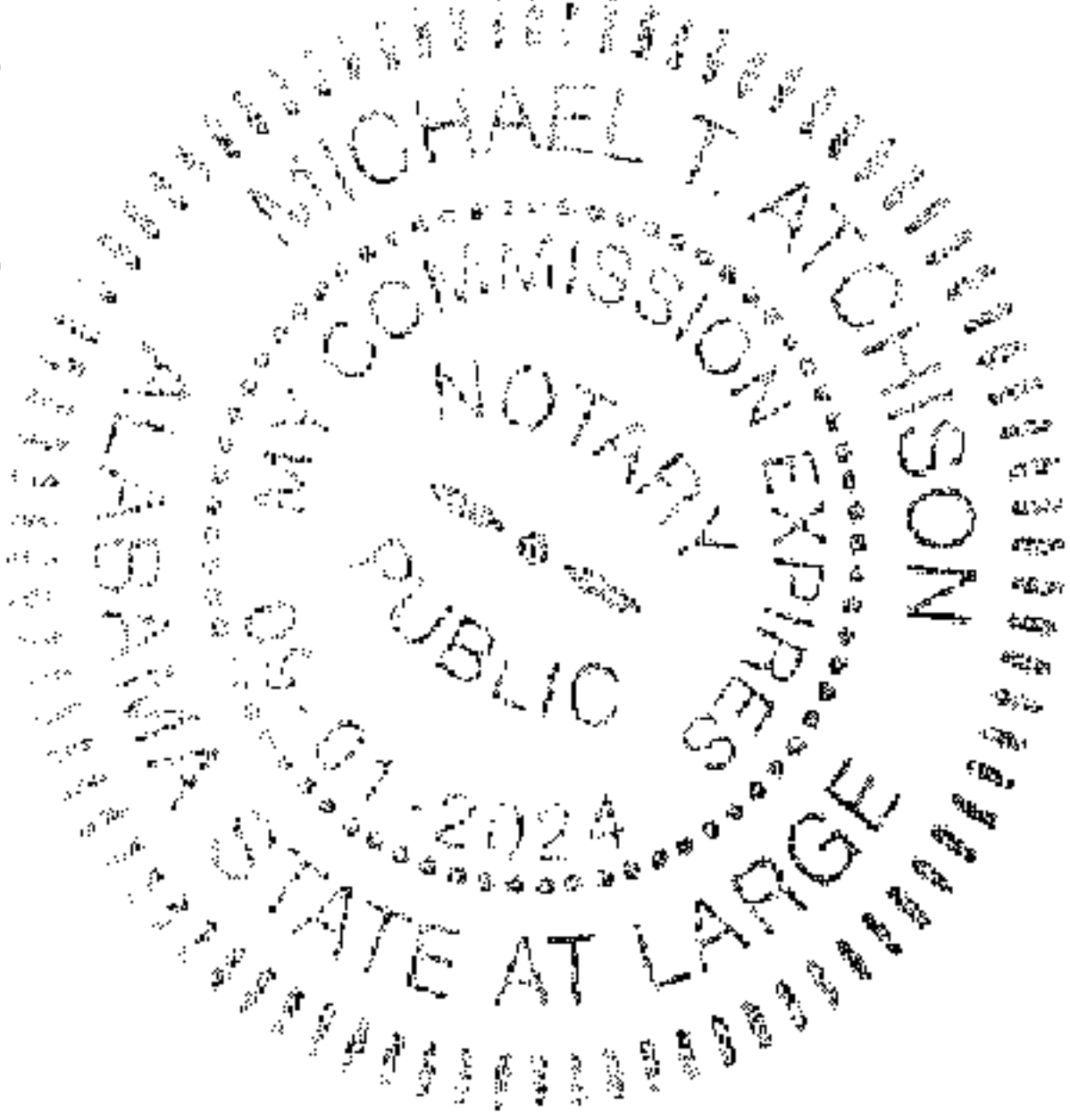
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kalup Shotts, 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 4th day of Aug, 2022.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-12-24



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

Commence at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, and run thence North 89 degrees 55 minutes 20 seconds East along the South line of said quarter-quarter section a distance of 520.24 feet to a set rebar corner and the point of beginning of the property being described; thence run North 89 degrees 55 minutes 19 seconds East a distance of 210.00 feet to a set rebar corner on the westerly margin of Shelby County Highway No. 73; thence run North 15 degrees 40 minutes 23 seconds West along said margin of said highway a distance of 215.00 feet to a set rebar corner; thence run South 89 degrees 55 minutes 19 seconds West a distance of 210.00 feet to a set rebar corner; thence run South 15 degrees 40 minutes 23 seconds East a distance of 215.00 feet to the point of beginning.  
According to the survey of Joseph E. Conn, dated April 26, 2002.

**ALSO described as:**

Lot 1, according to the survey of FD Bunn Family Subdivision, as recorded in Map Book 54, Page 57 in the Probate Office of Shelby County, Alabama.

*Alvin S. Boyd*

Real Estate Sales Validation Form

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

Grantor's Name Kalup Shoffe  
Mailing Address 1670 Middle St  
Montevallo AL 35115

Grantee's Name James Turner  
Mailing Address 1400 Mailing Place  
Alabaster, AL 35007

Property Address 14wy 73  
Montevallo AL 35115

Date of Sale 4 Aug 2022  
Total Purchase Price \$ 30,000.00  
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 4 Aug 2022

Print Kalup Shoffe

Unattested

Sign

Kalup Shoffe

(verified by)

(Grantor/Grantee/Owner/Agent) circle one