

**This instrument was prepared by:**  
Rodney Davis  
Law Office of Rodney Davis, LLC  
4625 Valleydale Rd  
Birmingham, AL. 35242

**SEND TAX NOTICE TO:**  
James and Melanie Smith  
1921 Arbor Court  
Hoover, AL 35244

## **WARRANTY DEED**

**THIS INDENTURE** made this the 30<sup>th</sup> day of September in the year 2022, between **ANGELA L. TURNER AND WALLY K. TURNER, WIFE AND HUSBAND** as party or parties of the first part, hereinafter called Grantor, and **MELANIE SMITH AND JAMES SMITH, WIFE AND HUSBAND** as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of FOUR HUNDRED SEVENTY-EIGHT THOUSAND NO/100 DOLLARS (\$478,000.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real estate situated in Shelby County, Alabama, to wit:

LOT 22. ACCORDING TO THE SURVEY OF FINAL PLAT, ARBOR HILL. PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**


1. ASSIGNMENT OF DEVELOPERS RIGHTS AS RECORDED IN INSTRUMENT #2002-30821.
2. 30 FOOT EASEMENT ON NORTHERN SIDE OF LOT OF SHOWN ON RECORDED MAP AND AS SHOWN ON SURVEY OF JAMES F. BREIGHNER, JR. LAST REVISED DECEMBER 19, 2001
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL 65 PAGE 1 AND DEED BOOK 332, PAGE 554
4. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES AS RECORDED IN REAL 69, PAGE 455 AND COVENANTS PERTAINING THERETO AS RECORDED IN REAL 69, PAGE 458.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 121, PAGE 294; DEED BOOK 127, PAGE 140; DEED BOOK 9, PAGE 302; DEED BOOK 255, PAGE 168; DEED BOOK 6, PAGE 16; AND DEED BOOK 111, PAGE 625.
6. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 136, PAGE 34; DEED BOOK 151, PAGE 449; DEED BOOK 136, PAGE 28 AND DEED BOOK 108, PAGE 363.
7. RIGHT OR WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 332, PAGE 554.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MININ GRIGHTS AND OTHER RIGHTS, PRIVILEDGES AND IMMUNTIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, INCLUDING RIGHTS SET OUT IN DEED BOOK 121, PAGE 294; DEED BOOOK 127, PAGE 140; DEED BOOK 9 PAGE 302; DEED BOOK 255 PAGE 188; DEED BOOK 6, PAGE 16; DEED BOOK 111, PAGE 625 AND DEED BOOK 268, PAGE 344

**Property Address:** 1921 Arbor Court, Hoover, AL 35244

**TO HAVE AND TO HOLD**, the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal this 30<sup>th</sup> day of September 2022.

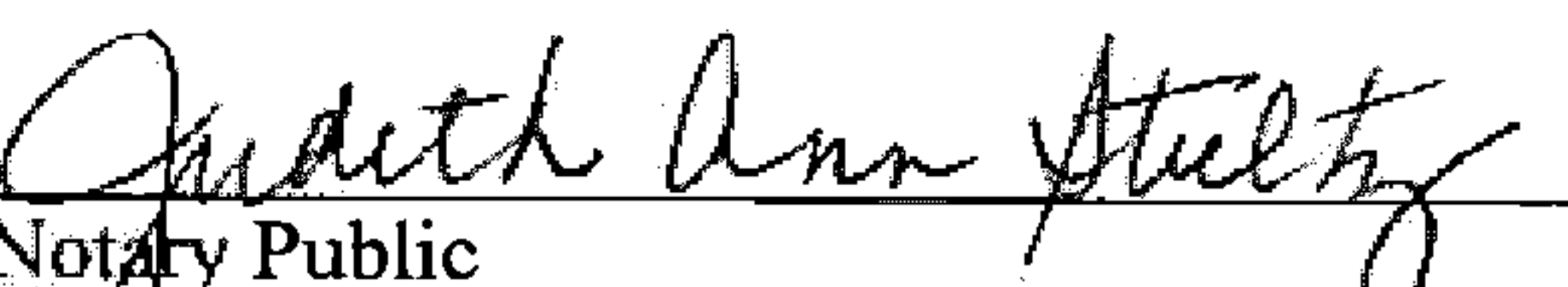
  
\_\_\_\_\_  
Angela Turner

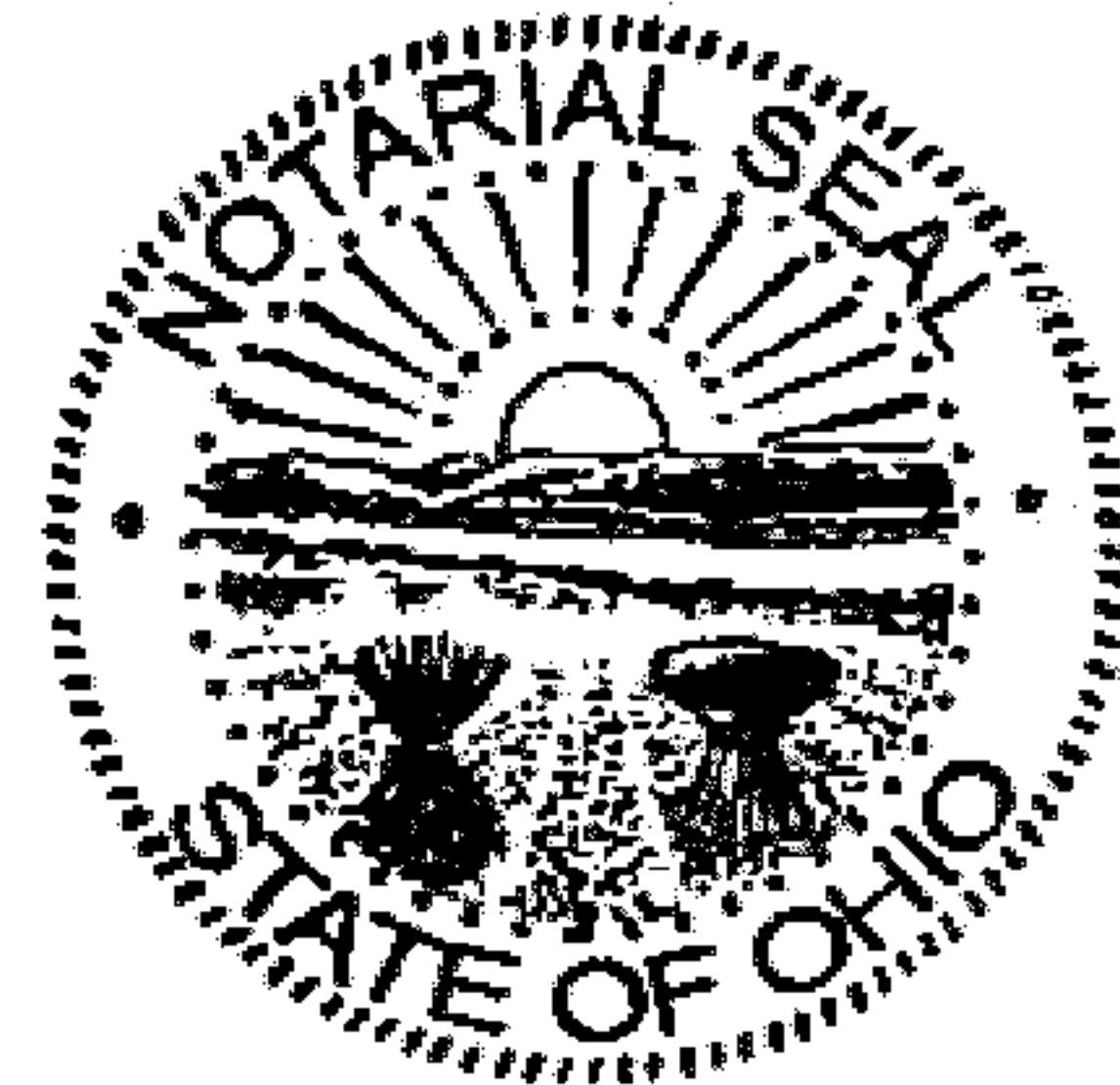
  
\_\_\_\_\_  
Wally Turner

STATE OF OHIO )  
COUNTY OF HAMILTON )

I, the Undersigned Authority, a Notary Public in and for said county and state, hereby certify that ANGELA L. TURNER AND WALLY K. TURNER whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that being informed of the contents of the conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand this 30<sup>th</sup> day of September 2022.

  
Notary Public  
My Commission expires: DECEMBER 30, 2022



JUDITH ANN STULTZ  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
December 30, 2022



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/03/2022 02:37:21 PM  
 \$508.00 JOANN  
 20221003000377810

*Alvin S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name	Angela L Turner & Wally K Turner	Grantee's Name	Melanie Smith & James Smith
Mailing Address	5594 E Galbraith Road Cincinnati, OH 45236	Mailing Address	1921 Arbor Court Hoover, AL 35244
Property Address	1921 Arbor Court Hoover, AL 35244	Date of Sale	09/30/2022
		Total Purchase Price	\$478,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$388,200.00

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 10/03/2022

Print Reba A Heard

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1