

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Herman Tureaud and Patricia Tureaud
504 Bent Creek Trace
Chelsea, AL 35043

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA

)
)
)

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Thousand And No/100 Dollars (\$400,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Daniel O. Lightfoot and Kathryn S. Lightfoot, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Herman Tureaud and Patricia Tureaud (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 88, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 12 day of December, 20 22.

Daniel O. Lightfoot
Daniel O. Lightfoot

Kathryn S. Lightfoot
Kathryn S. Lightfoot

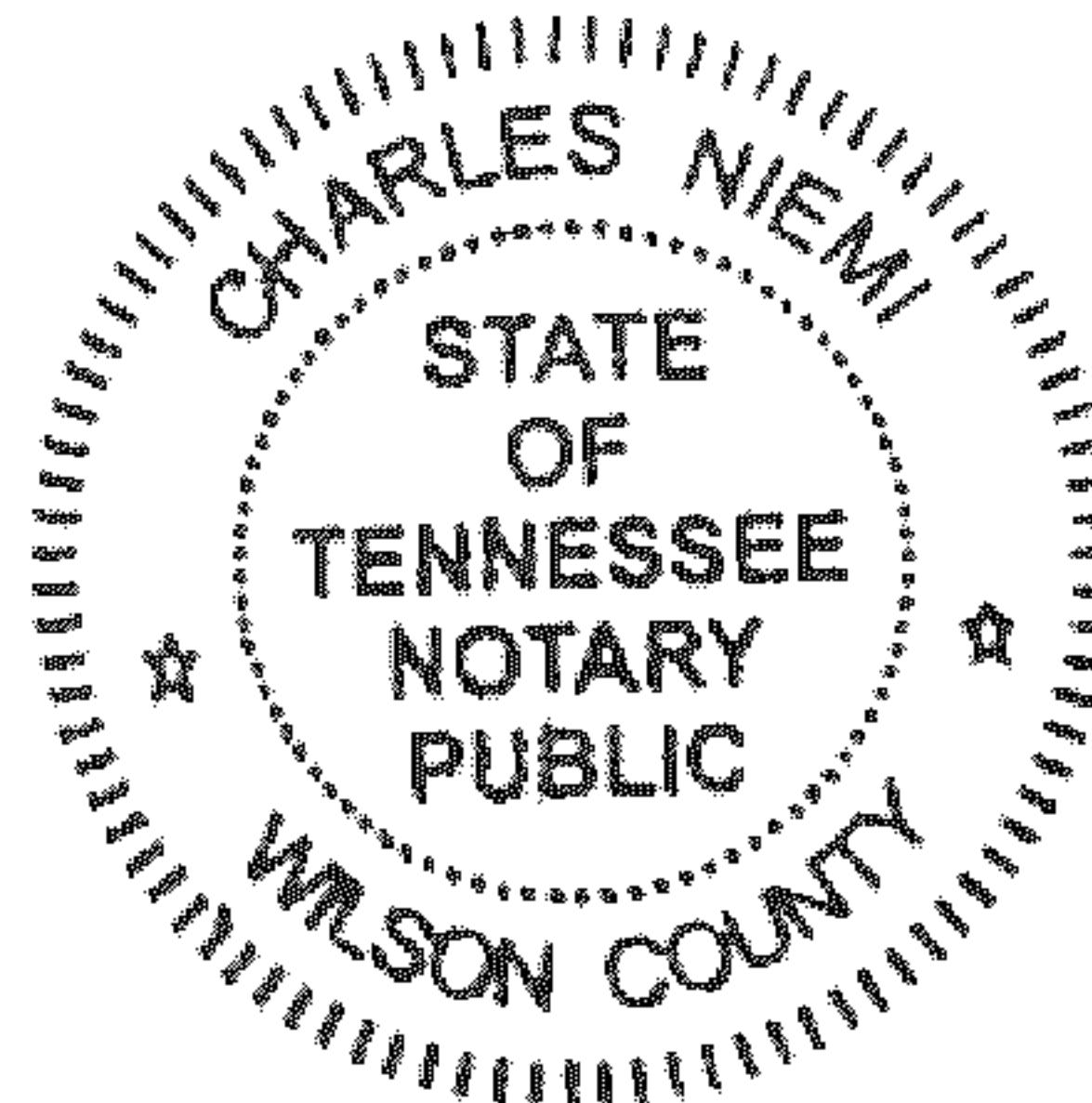
STATE OF ~~ALABAMA~~ TENNESSEE
COUNTY OF Wilson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel O. Lightfoot and Kathryn S. Lightfoot 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 on this 12 day of DECEMBER, 20 22.

Charles Niem
Notary Public
My commission expires:

Commission Expires
09/28/2026



Real Estate Sales Validation Form

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

Grantor's Name Daniel O. Lightfoot and Kathryn S. Lightfoot Grantee's Name Herman Tureaud and Patricia Tureaud

Mailing Address 2093 No. Mt. Juliet Rd Mailing Address 504 Bent Creek Trace
Apt 308 Mt Juliet TN Chelsea, AL 35043

Property Address 504 Bent Creek Trace Date of Sale December 13, 2022
Chelsea, AL 35043

Total Purchase Price \$400,000.00

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☐ Appraisal☐ Sales Contract☐ Other:☒ 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 - Daniel O. Lightfoot and Kathryn S. Lightfoot, 2093 No Mt. Juliet Rd Apt 30

Grantee's name and mailing address - Herman Tureaud and Patricia Tureaud, 504 Bent Creek Trace, Chelsea, Mt Juliet
AL 35043. TN 37122

Property address - 504 Bent Creek Trace, Chelsea, AL 35043

Date of Sale - December 13, 2022.

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).

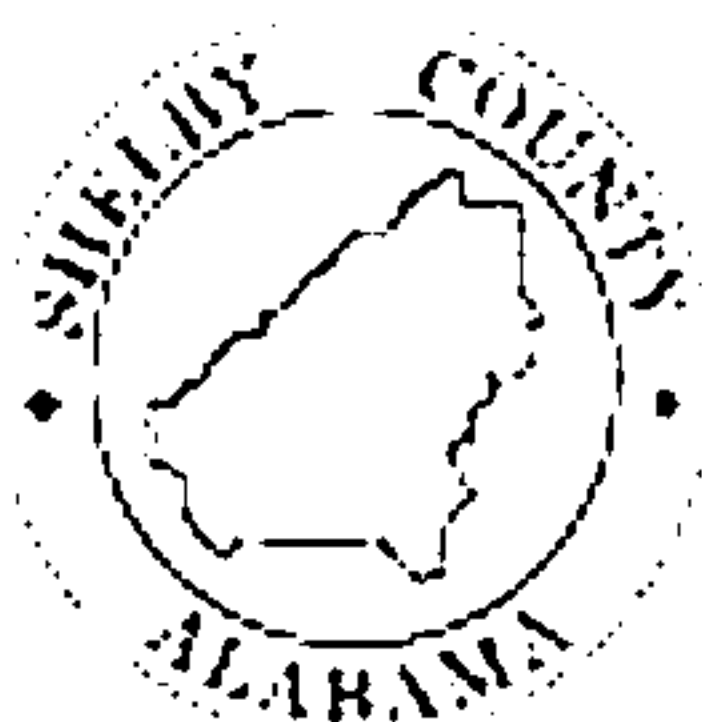
I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: December 13, 2022

Sign



Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL

12/14/2022 09:21:02 AM

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