

20230216000041350  
02/16/2023 08:00:52 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Joey Turner and Regina T. Turner  
121 Oaklyn Hills Drive  
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Glenn D. Newton and Patricia Hood, husband and wife**, whose address is 276 Normandy Lane, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Joey Turner and Regina T. Turner**, whose address is 121 Oaklyn Hills Drive, Chelsea, AL 35043 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Joey Turner and Regina T. Turner, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 121 Oaklyn Hills Drive, Chelsea, AL 35043 to-wit:

**Lot 153, according to the Survey of Oaklyn Hills, Phase I, as recorded in Map Book 24, Page 50 A & B, in the Probate Office of Shelby County, Alabama.**

**Glenn D. Newton is the surviving grantee of that certain deed dated 02/28/2002 and recorded on 03/11/2002, in Inst. # 2002-11390, in the Probate Office of Shelby County, Alabama; the other grantee, Helen Newton, having died on or about the 29<sup>th</sup> day of June, 2003.**

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$275,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 14th day of February, 2023.



**Glenn D. Newton**



**Patricia Hood**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/16/2023 08:00:52 AM  
\$105.00 BRITTANI  
20230216000041350

*Brittani S. Boyd*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Glenn D. Newton and Patricia Hood, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2023.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 10/13/2026

