

20230220000044580
02/20/2023 09:55:54 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Alexander Turoska
520 Mountain Crest Rd
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 **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lorianne S. Jackson, a single woman**, whose address is 237 Valley View Road, Cropwell, AL 35054 (hereinafter "Grantor", whether one or more), by **Alexander Turoska**, whose address is 520 Mountain Crest Road, 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 **Alexander Turoska**, the following described real estate situated in Shelby County, Alabama, **the address of which is 520 Mountain Crest Road, Chelsea, AL 35043** to-wit:

All that part of the NE1/4 of SW 1/4 of Section 29, Township 19, Range 1 West, described as follows: Begin at SE corner of said forty, run approximately 50 feet west to intersection of county road as a starting point. Run West 250 feet, thence North 145 feet, run East 300 feet or to county road, then on West side of county road 175 feet to the point of beginning.

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 \$296,670.00 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 17th day of February, 2023.

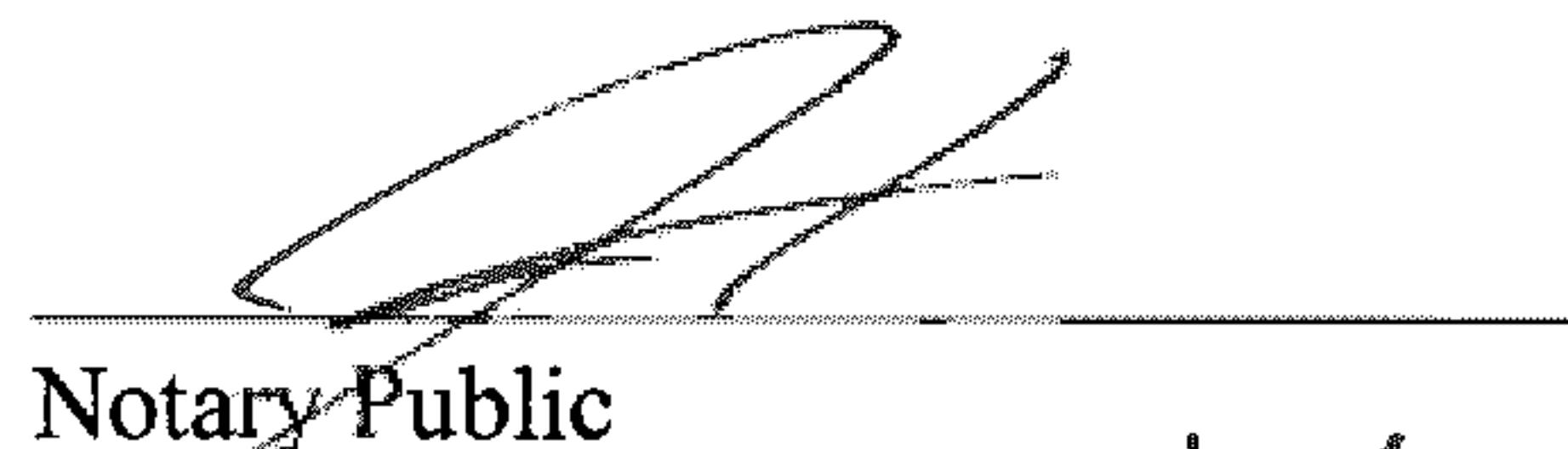


Lorianne S. Jackson

STATE OF ALABAMA
COUNTY OF SHELBY

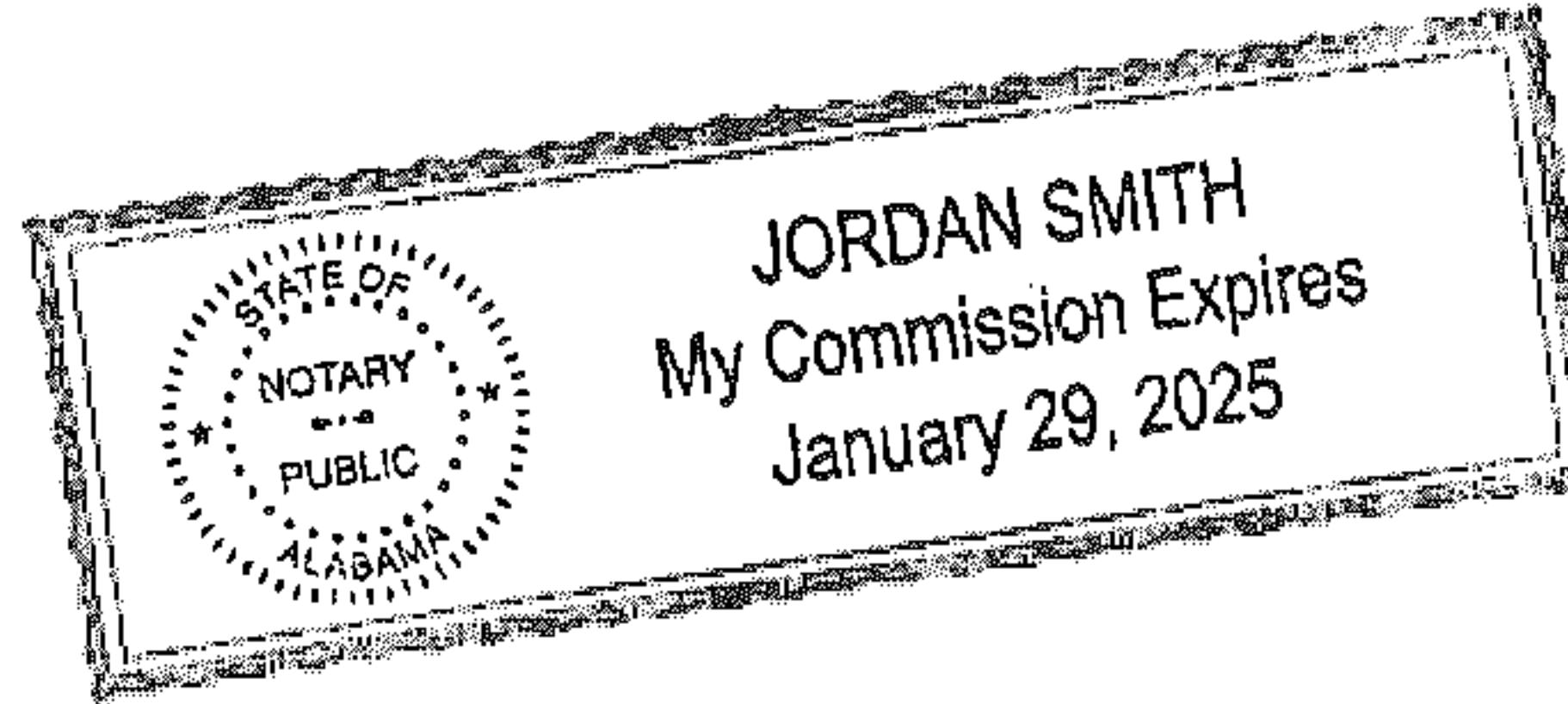
I, the undersigned Notary Public in and for said County and State, hereby certify that Lorianne S. Jackson whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2023.


Notary Public

My Commission Expires:

1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/20/2023 09:55:54 AM
\$26.00 JOANN
20230220000044580

