

Send tax notice to:  
RICHARD TURNER  
1112 ALPINE WAY  
INDIAN SPRINGS, AL, 35124

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2023071

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million and 00/100 Dollars (\$1,000,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHARLES JUSTIN GUERCIO and BROOKE WALDROP GUERCIO, HUSBAND AND WIFE** whose mailing address is **151 CHOCTAW LANE, INDIAN SPRINGS, AL 35124**, (hereinafter referred to as "Grantors") by **RICHARD TURNER and HYE SUK TURNER** whose property address is: **1112 ALPINE WAY, INDIAN SPRINGS, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 7, according to the Survey of Sector Two, Spring Garden Estates, as recorded in Map Book 5, page 12, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Building line(s) as shown by recorded map.
3. Easement(s) as shown by recorded map.
4. Restrictions appearing of record in Volume 245, page 297 and Volume 245, page 784, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 101, page 519; Volume 180, page 288 and Volume 219, page 734 in the Probate Office of Shelby County, Alabama.
6. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 220, page 358 in the Probate Office of Shelby County, Alabama.
7. Right of way to Shelby County, recorded in Volume 135, page 6, in the Probate Office of Shelby County, Alabama.
8. Easement for State Highway Department, as recorded in Volume 134, page 249, in the Probate Office of Shelby County, Alabama.
9. Restrictions appearing of recorded in Instrument 1998-11934, in the Probate Office of Shelby County, Alabama

**\$912,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 31<sup>st</sup> day of March, 2023.

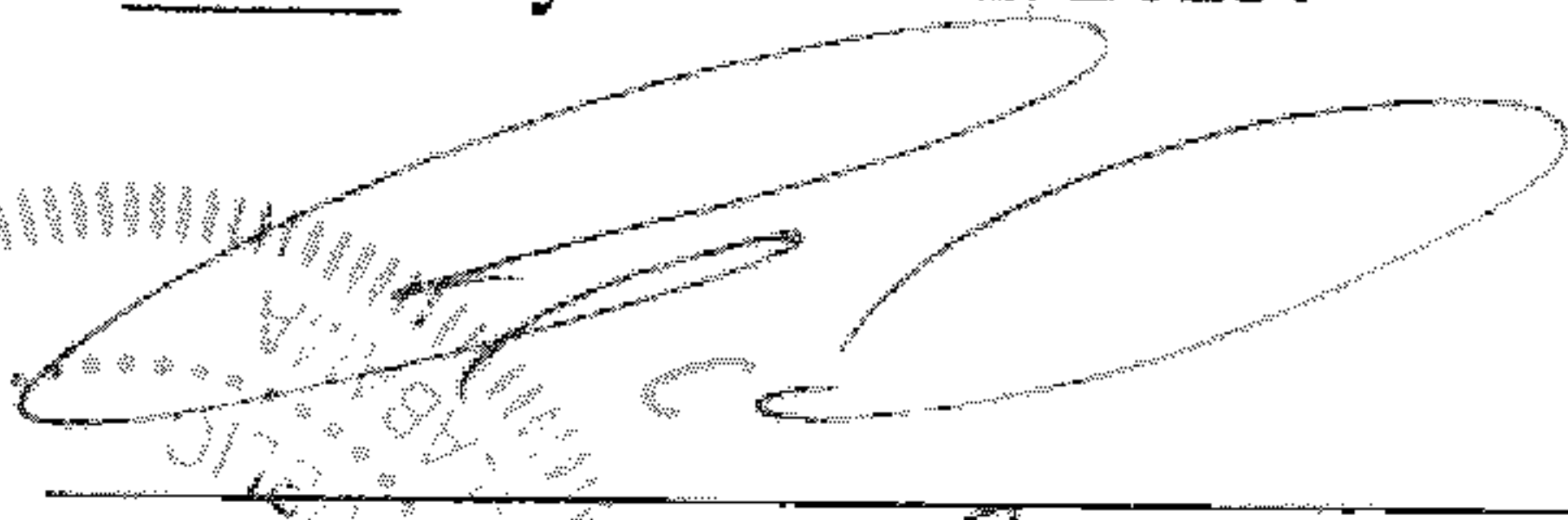
  
CHARLES JUSTIN GUERCIO

  
BROOKE WALDROP GUERCIO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES JUSTIN GUERCIO and BROOKE WALDROP GUERCIO whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of March, 2023.

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: April 30, 2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/03/2023 02:33:41 PM  
\$112.50 BRITTANI  
20230403000092600

