

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Michael J. Turner & Ashley Turner
156 Sunset Trail
Alabaster, AL 35007

STATE OF ALABAMA) **JOINT WITH RIGHT OF SURVIVORSHIP**
) **WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY-SIX THOUSAND AND NO/100 DOLLARS (\$286,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **TMS HOME SOLUTIONS, LLC, a Delaware limited liability company** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **MICHAEL J. TURNER and ASHLEY TURNER** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 12, Stage Coach Trace, Sector 1, as recorded in Map Book 25, Page 24 A, B and C, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$245,217.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and 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 such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 14th day of April, 2023.

TMS HOME SOLUTIONS, LLC

Tommy Johnson Member
By: **Tommy Johnson**
Its: **Sole Member**

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **TOMMY JOHNSON**, as **Sole Member of TMS HOME SOLUTIONS, LLC**, whose name is 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 instrument, he, as said Member, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of April, 2023.

NOTARY PUBLIC
My commission expires:

MALCOLM STEWART MCLEOD
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/15/26

Real Estate Sales Validation Form

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

Grantor's Name MICHAEL TURNER and ASHLEY ELIZABETH HOBSON TURNER

Grantee's Name NIKI LEWIS

Mailing Address 4821 W. HIGHLANDS CHURCH ROAD BESSEMER, AL 35023

Mailing Address 4821 W. HIGHLANDS CHURCH ROAD BESSEMER, AL 35023

Property Address 4821 W. HIGHLANDS CHURCH ROAD BESSEMER, AL 35023

Date of Sale April 14, 2023

Total Purchase Price \$155,000.00

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
- Sales Contract
- Closing Statement

- Appraisal
- Other _____

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).

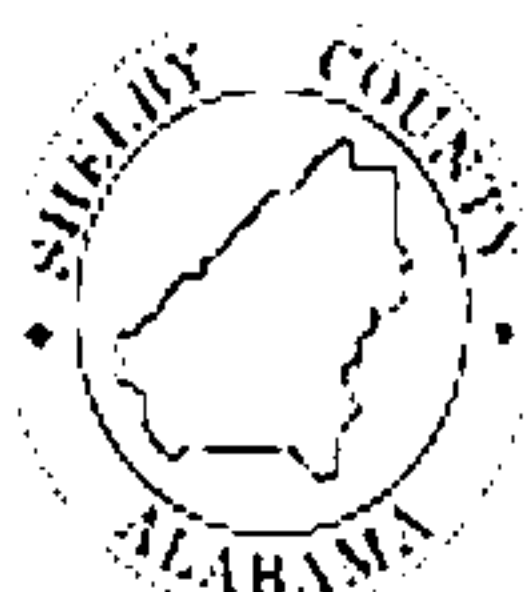
Date April 14, 2023

Print Malcolm S. McLeod

Unattested
(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

File 230241



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2023 01:56:39 PM
\$69.00 PAYGE
20230417000110640

Form RT-1
Alabama 08/2012 LSS

Alvin S. Boyd