

REAL ESTATE SALES VALIDATION

The following information is provided pursuant to Alabama Code § 40-22-1, and is verified by the signature of the Grantors below:

Grantor:	PHILIP H. TURNQUIST	Grantee:	PHILIP H. TURNQUIST, Trustee of the PHT LIVING TRUST dated April 26, 2023, and any amendments thereto
Mailing Address:	9534 McRae Drive South Mobile, AL 36695	Mailing Address:	9534 McRae Drive South Mobile, AL 36695
Property Address:	308 Crossbridge Road Chelsea, AL 35043	Sale Date:	April 26, 2023
		Assessor's Value:	\$268,000.00

THIS INSTRUMENT PREPARED BY:
Eric Cromwell
Cromwell & Associates
1032 Hillcrest Road
Mobile, Alabama 36695

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY DEED

WHEREAS PHILIP H. TURNQUIST is the grantee of deed recorded in Instrument No. 20180611000205020, in the Office of the Judge of Probate for Shelby County, Alabama;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that **PHILIP H. TURNQUIST**, a single person, who shall hereinafter be defined as the "**Grantor**", for and in consideration of the sum of TWO HUNDRED SIXTY EIGHT THOUSAND DOLLARS and no/100 (\$268,000.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor, subject to the exceptions, reservations and provisions hereinafter set forth, does hereby GRANT, BARGAIN, SELL and CONVEY unto **PHILIP H. TURNQUIST, Trustee of the PHT LIVING TRUST dated April 26, 2023, and any amendments thereto**, whom shall hereinafter be defined as the "**Grantee**", the following described real property, **which does not constitute homestead property for Grantor or, where applicable, for Grantor's spouse within the meaning of Section 6-10-3, Code of Alabama, 1975**, which shall hereinafter be defined as the "**Property**", as more particularly described hereinbelow, situate in the County of Shelby, State of Alabama, to wit:

Lot 7-199, according to the Survey of Chelsea Park 7th Sector, Second Addition, Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, in the Probate Office of Shelby County, Alabama

Together with the nonexclusive easement to use the Common Areas more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector filed recorded as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No. 20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration") (the foregoing description as found in Instrument No. 20180611000205020, in the records in the Office of the Judge of Probate for Shelby County, Alabama, and in Parcel No. 08-9-31-1-004-030.000 of the records of the Commissioner of Revenue for Shelby County, Alabama).

THIS CONVEYANCE IS BEING MADE WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FOLLOWING:

1. No opinion with respect to title by the preparer of this instrument, having served as a scrivener only without opportunity to examine title to the Property;

2. Ad Valorem Taxes;
3. Building lines as shown by recorded plat in Map Book 45, Page 97;
4. Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama;
5. Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument 20151230000442850, in the Probate Office of Shelby County, Alabama;
6. Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540 in the Probate Office of Shelby County, Alabama;
7. Grant of Land Easement with Restrictive Covenants to Alabama Power Company as recorded in Instrument No. 20151105000384560, in the Probate Office of Shelby County, Alabama;
8. Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750;
9. Distribution Easement to Alabama Power Company as recorded in Instrument 20071114000552150;
10. Transmission line permit to Alabama Power Company as recorded in Deed Book 112, Page 111, Deed Book 107, Page 565, Deed Book 131, Page 491 and Deed Book 194, Page 49;
11. Articles of Incorporation of Chelsea Park Residential Association, Inc. recorded in Instrument 200413/8336, in the Probate Office of Jefferson County, Alabama;
12. Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument No. 20050714000353260, in the Probate Office of Shelby County, Alabama;
13. Such oil, gas, and other minerals in, on and under the Property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others and not described above, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on and under the Property;
14. Any encroachment, encumbrance, violation, variation, discrepancy, boundary line conflict, shortage in area or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey, where the term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land; and
15. Any reservations, restrictive covenants, easements, claims of easements, liens or rights to a lien, rights-of-way, restrictions, defects, rights or claims of parties in possession, building setback lines, covenants, encumbrances, or other similar exceptions, if any, applicable to or affecting the Property, which may or may not appear in the public records and are not described above;

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever. All recording references are to records in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on April 26, 2023.

Philip H. Turnquist

PHILIP H. TURNQUIST

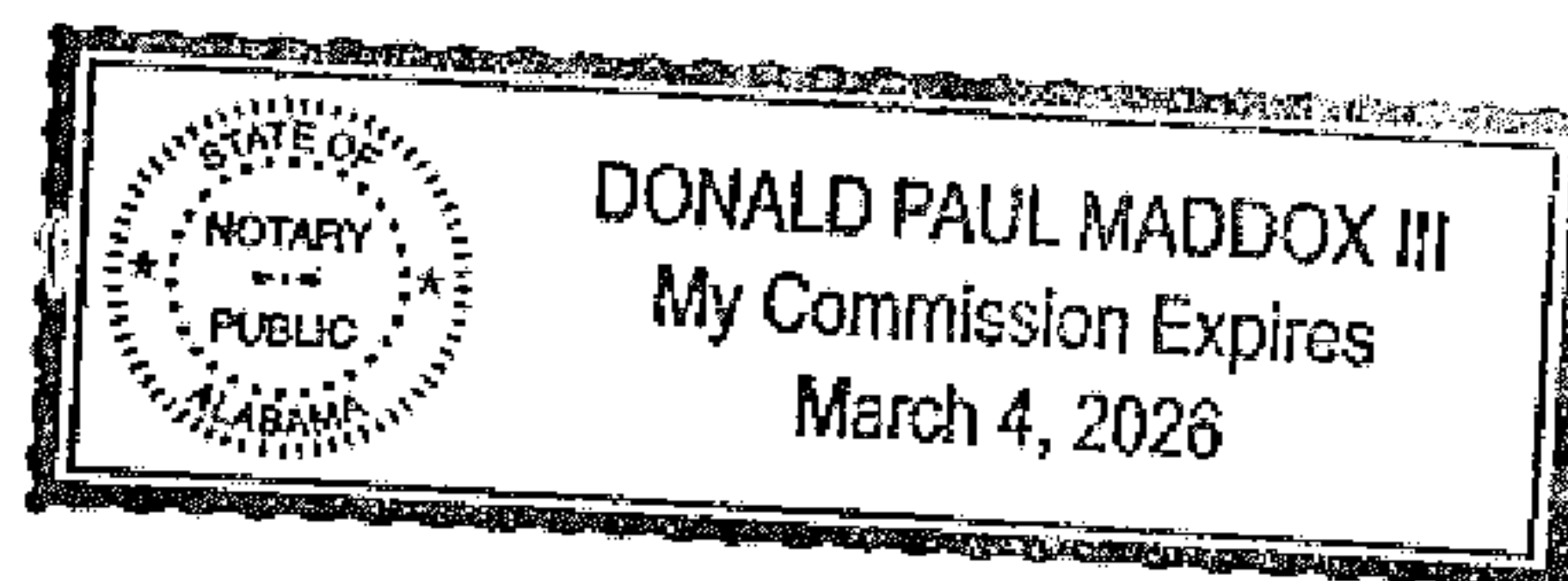
STATE OF ALABAMA)
COUNTY OF MOBILE)

I, the undersigned Notary Public in and for the above State and County, hereby certify that **PHILIP H. TURNQUIST**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, **PHILIP H. TURNQUIST**, executed the same voluntarily.

Given under my hand and seal on April 26, 2023.

Donald Paul Maddox III

Notary Public
My Commission Expires: 3-4-2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/27/2023 02:53:31 PM
\$296.00 BRITTANI
20230427000123070

Allie S. Boyd