

SEND TAX NOTICE TO:

Johnathan Matthew Turnbow and Melody Taylor Turnbow
3312 Shetland Trace
Birmingham, AL 35242

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 THIRTY FIVE THOUSAND AND 00/100 (\$335,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Eric Raymond Pruitt and Lori Ann Chandler Pruitt, Trustees of the Pruitt Living Trust dated April 28, 2017**, whose address is 527 Chesser Circle, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Johnathan Matthew Turnbow and Melody Taylor Turnbow**, whose address is 3312 Shetland Trace, Birmingham, AL 35242, (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 **Johnathan Matthew Turnbow and Melody Taylor Turnbow, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3312 Shetland Trace, Birmingham, AL 35242 to-wit:**

Lot 4, Block 9, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, pages 135 and 136 in the Probate Office of Shelby County, Alabama.

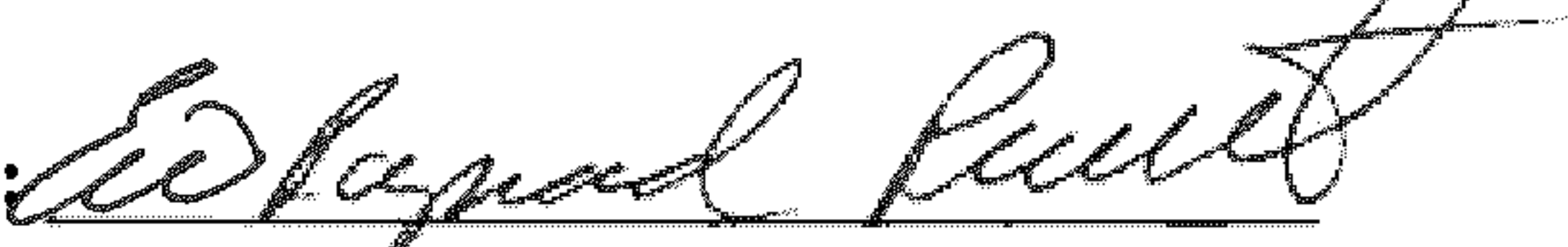
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$251,250.00 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 1st day of May, 2023.

Pruitt Living Trust dated April 28, 2017

By: 
Eric Raymond Pruitt, Trustee

By: 
Lori Ann Chandler Pruitt, Trustee

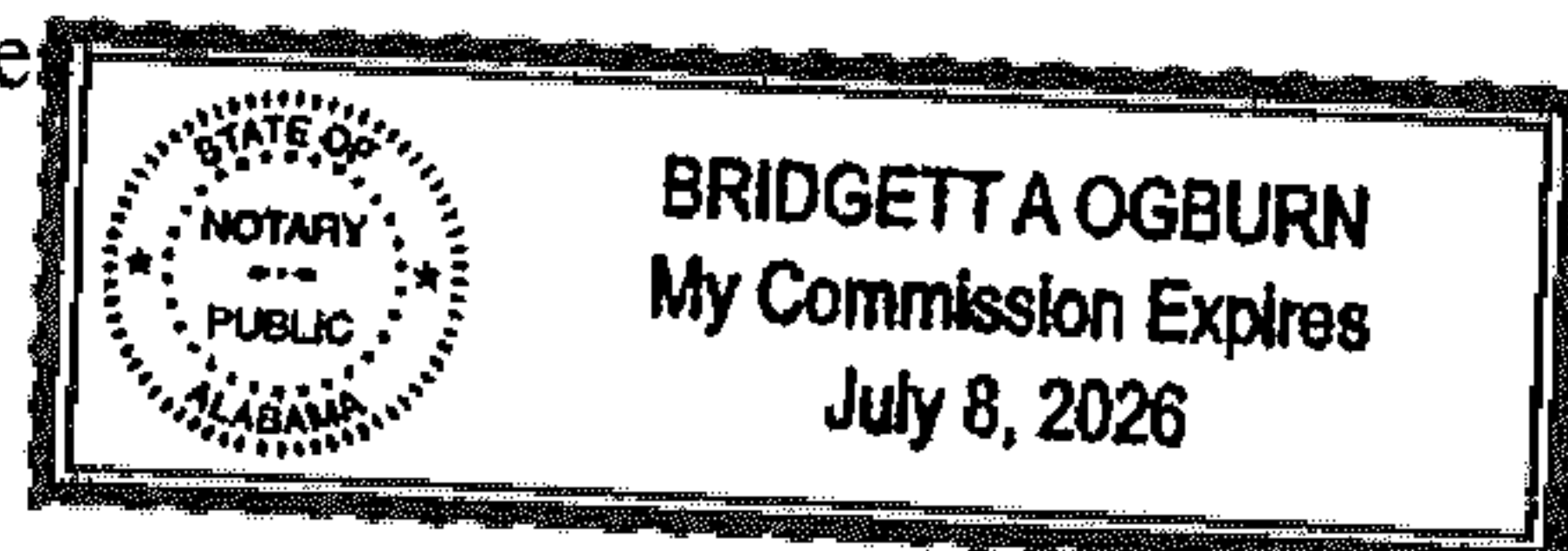
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public, in and for said County, in said State, hereby certify that Eric Raymond Pruitt and Lori Ann Chandler Pruitt, whose name as Trustees of the Pruitt Family Trust dated April 28, 2017, 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 said conveyance, he/she, as such Trustees and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 1st day of May, 2023.


Notary Public

My Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2023 09:13:47 AM
\$110.00 PAYGE
20230502000128850

