



20230626000188290 1/5 \$138.00
Shelby Cnty Judge of Probate, AL
06/26/2023 09:45:26 AM FILED/CERT

This document prepared by:
Cornelius & Talley, PC
Robert D. Cornelius
1512 Alex Dr.
Birmingham, AL. 35210

Send Tax Notice to:
Carolyn Hughes
P.O. Box 783
Colombiana, AL. 35051

NO TITLE SEARCH PERFORMED

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of **ONE HUNDRED FOUR THOUSAND DOLLARS AND NO CENTS (104,000.00)**, and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Kimberly Lynn Turner, a married woman, and Brian K. Hughes, a married man, (hereinafter called Grantors), and conveys to Carolyn Etreess Hughes and Raymond Hughes, a married couple, (hereinafter called Grantees), **as Joint Tenants With Rights of Survivorship (JTWROS)**, all his/her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description:

See Exhibit "A" Legal Description

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title, and interest of Grantor in and to any and all roads, alleys, and ways bounding said premises (collectively the "Subject Property").

Shelby County, AL 06/26/2023
State of Alabama
Deed Tax: \$104.00

This conveyance is made subject to the following:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. All recorded encumbrances, if any, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to the said Grantees, their heirs, executors, and assigns forever.

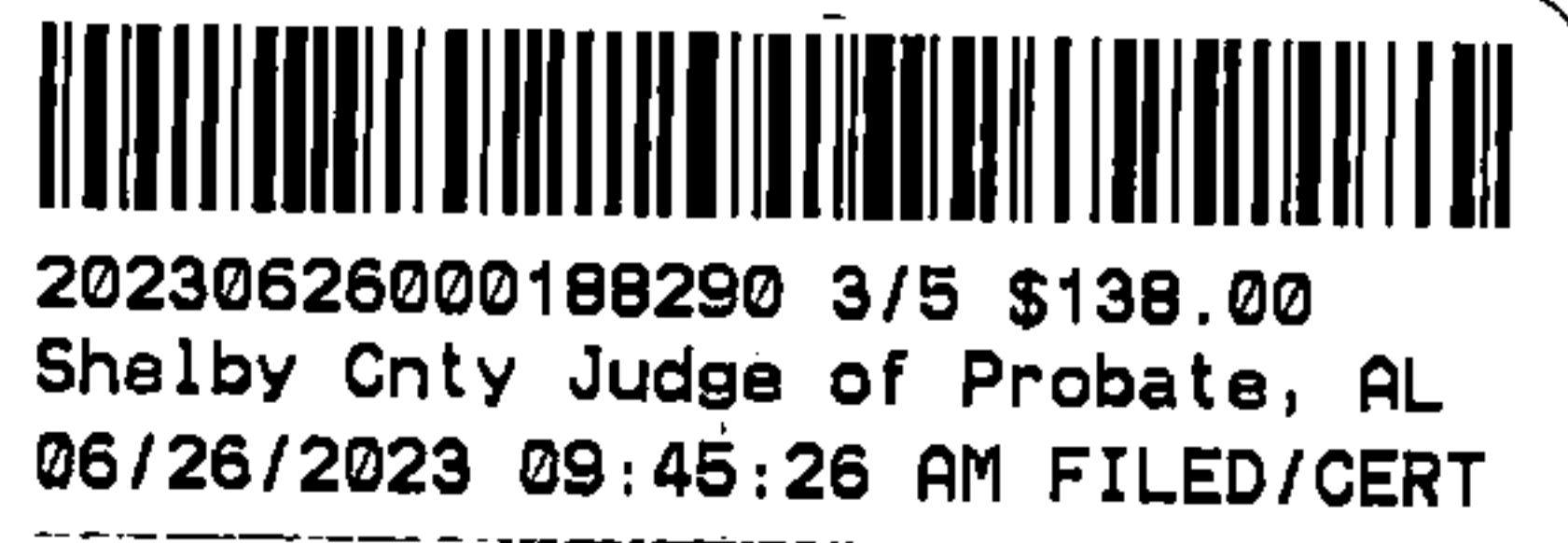
And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantees, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of

June, 2023.

Kimberly Lynn Turner
Kimberly Lynn Turner

Brian K. Hughes
Brian K. Hughes

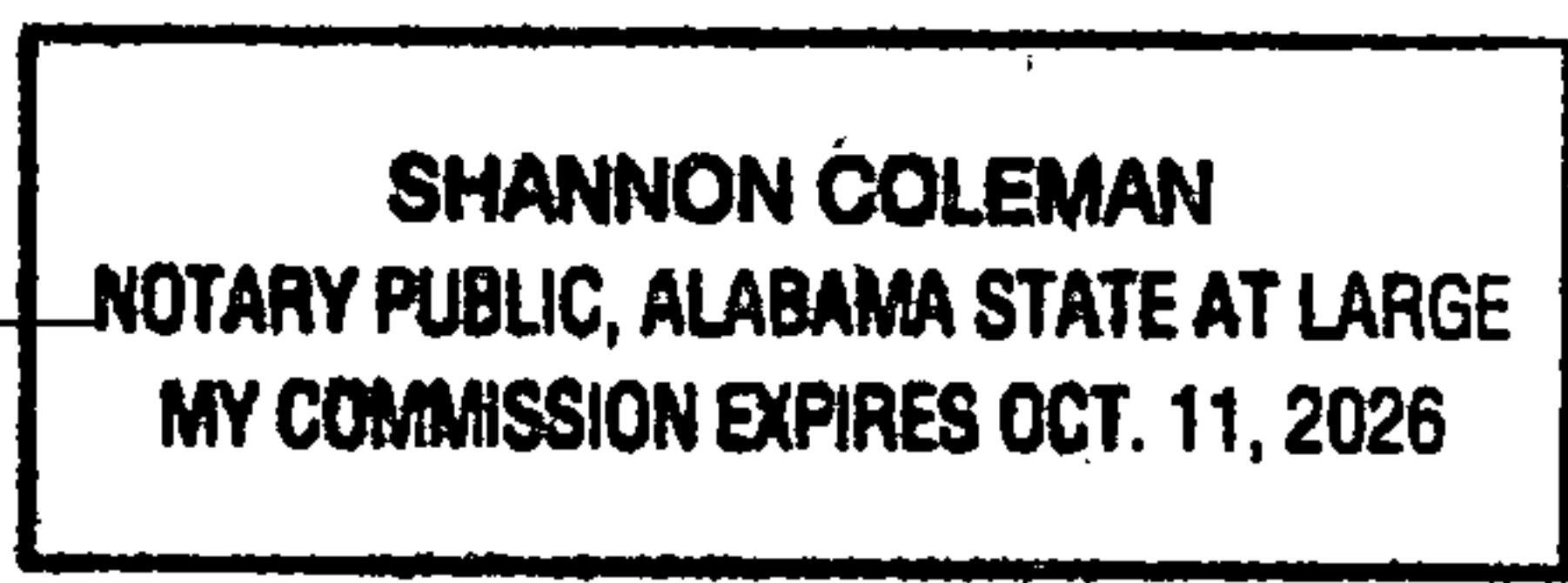


STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly Lynn Turner, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 23 day of June, 2023.

Shannon Coleman
Notary Public

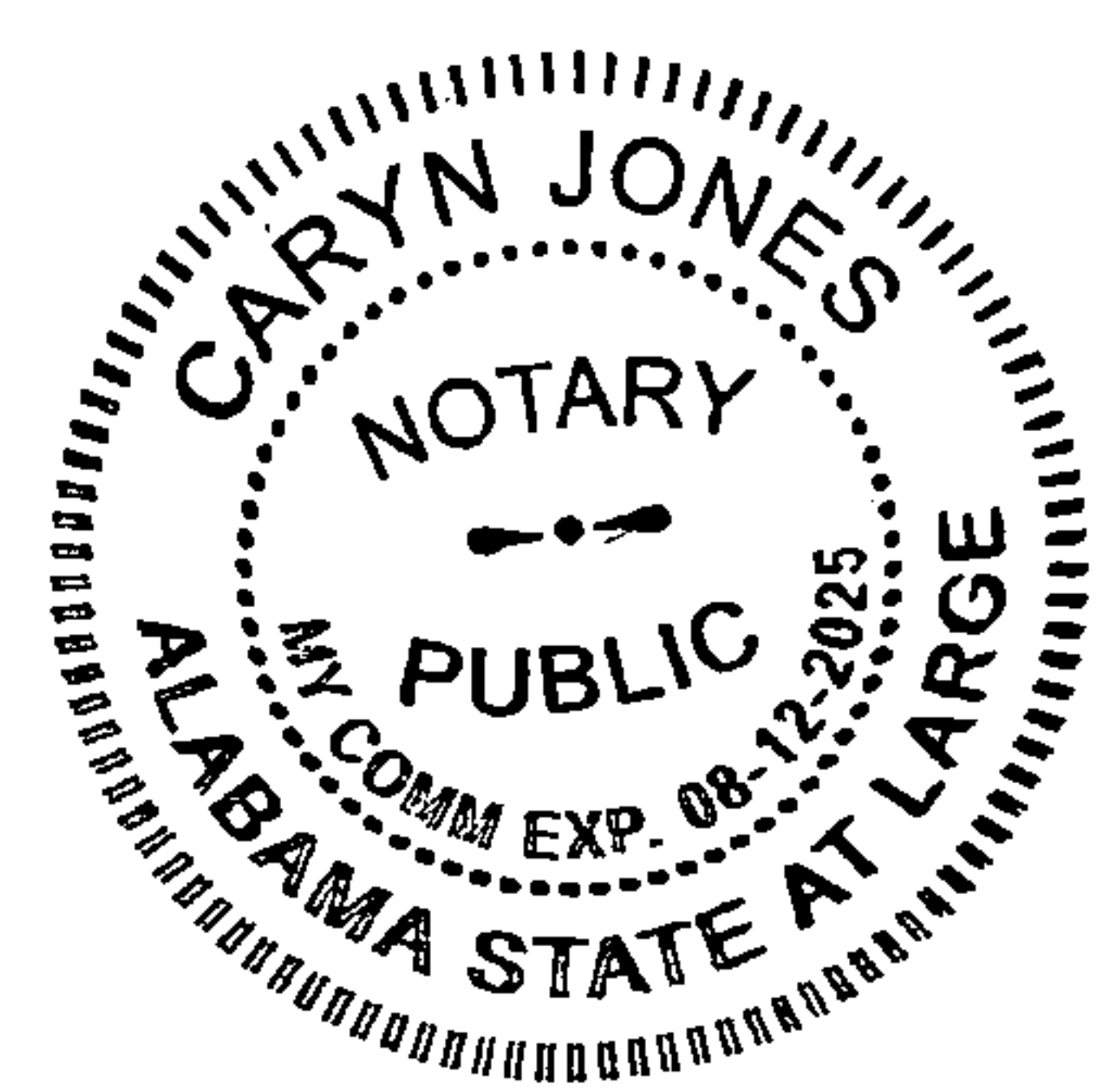


STATE OF Alabama
Chelan COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Hughes, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 26 day of June, 2023.

Caryn Jones
Notary Public





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Exhibit "A"- Legal Description

A part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 22, Range 1 West, Shelby County, Alabama, described as follows: Commence at the intersection of the West right of way line of the Columbiana-Shelby Paved Highway and the East line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 22, Range 1 West, and run along said right of way line in a Northerly direction a distance of 163 feet to an iron pipe driven in the ground for a point of beginning of the lands herein conveyed; from said point of beginning, continue to run along said right of way line in said Northerly direction a distance of 210 feet; thence turn an angle of 90 deg. to the left and run a distance of 420 feet to a point; thence turn an angle of 90 deg. to the left and run a distance of 210 feet parallel with said right of way line to a point; thence turn an angle of 90 deg. to the left and run a distance of 420 feet, more or less, to said point of beginning, being a part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, Township 22, Range 1 West, Situated in Shelby County, Alabama, and subject to easements of record, and any apparent easements or encroachments.

Subject to transmission line permits and public road rights of way of record.

Subject to transmission line permits to Alabama Power Company recorded in the Probate Office of Shelby County, Alabama in Deed Book 108, page 128; in Deed Book 136, page 272; in Deed Book 136, page 293.

Subject to Rights of Way to Shelby County recorded in said Probate Office in Deed Book 107, page 250 and in Deed Book 146, page 49.

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Brian Keith Hughes
Mailing Address 261 Shelby Forrest Circle

Grantee's Name Raymond + Carolyn Hughes
Mailing Address PO Box 783
Columbiana, AL 35051

Property Address

Chelsea, AL 35043
Kimberly H. Turner
209 Valleyview Dr. Franklin, TN 37064

Date of Sale

2350 Hwy. 47 South
Columbiana, AL 35051

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 104,000

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 6-26-2023

Print

Kimberly H. Turner

Sign

Kimberly H. Turner

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1