

STATE OF ALABAMA
SHELBY COUNTY

SOURCE OF TITLE: Book 278, Page 136

EXECUTOR'S DEED

20230814000245130 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/14/2023 01:33:08 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that SYLVIA TURNER COBBINS, VERONDA TURNER-GIBBONS and DEBORAH TURNER-LUSTER, as joint executors of the Estate of MATTIE TURNER, and having been appointed such Administrator by Letters Testamentary granted on the 16th day of December, 2021 in Jefferson County Case Number 21BES00980 do hereby exercise that right and power as set out below.

NOW THEREFORE, for NO consideration, in hand paid by VERONDA TURNER-GIBBONS and SYLVIA TURNER COBBINS, but rather in accordance with the terms of the Last Will and Testament of MATTIE TURNER probated in Probate Court of Jefferson County, Alabama in Case No.: 21BES00980 and in conformity therewith, we, SYLVIA TURNER COBBINS, VERONDA TURNER-GIBBONS and DEBORAH TURNER-LUSTER, as joint executors of the Estate of MATTIE TURNER, deceased, do hereby GRANT, BARGAIN, SELL AND CONVEY unto VERONDA TURNER-GIBBONS a MARRIED woman and SYLVIA TURNER COBBINS a DIVORCED woman all the right, title and interest of the Estate of MATTIE TURNER, deceased, as joint tenants with right of survivorship, in and to the following described real estate situated in Shelby County, Alabama, to wit:

This parcel of property described as follows: From the Northwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West run Easterly along the North boundary line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West for a distance of 764.73 feet; thence turn right an angle of 60 deg. 44 min. running Southeasterly for a distance of 188.03 feet; thence turn right an angle of 29 deg. 50 min. running Southerly for a distance of 104.35 feet to the point of beginning of land herein described; thence continue Southerly on same course for a distance of 208.71 feet; thence turn right an angle of 90 deg. 00 min. running Westerly for a distance of 104.35 feet; thence turn right an angle of 90 deg. 00 min. running Northerly for a distance of 208.71 feet; thence turn right an angle of 90 deg. 00 min. running Easterly for a distance of 104.35 feet to point of beginning. This land being a part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, being 0.50 acres, more or less.

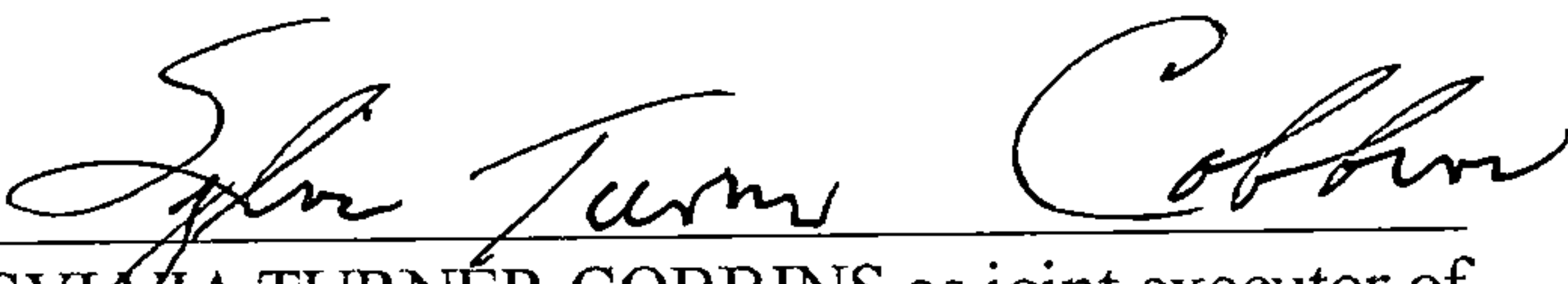
Subject to easements and rights of way of record.

Preparer of this instrument makes no representation as to the title of this property as no title search has been requested nor performed. Legal description provided by prior Deed.

TO HAVE AND TO HOLD said property unto the said VERONDA TURNER-GIBBONS and SYLVIA TURNER COBBINS, as joint tenants with right of survivorship, his/her heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 14th day of August, 2023, at Bessemer, Alabama.

By:


SYLVIA TURNER COBBINS as joint executor of
the Estate of Mattie Turner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Keith D, Preston, a Notary Public in and for said County in said State, hereby certify that, SYLVIA TURNER COBBINS, whose name is signed to the foregoing conveyance and who is known to me or who provided proper identification, acknowledged before me on this day that, being informed of the contents within the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2023.

[SEAL]

NOTARY PUBLIC

My commission Expires: _____

KEITH DOUGLAS PRESTON
Notary Public, Alabama State at Large
My Commission Expires March 15, 2026

By: _____

VERONDA TURNER-GIBBONS as joint executor of
the Estate of Mattie Turner



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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Keith D, Preston, a Notary Public in and for said County in said State, hereby certify that, VERONDA TURNER-GIBBONS, whose name is signed to the foregoing conveyance and who is known to me or who provided proper identification, acknowledged before me on this day that, being informed of the contents within the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2023.

[SEAL]

NOTARY PUBLIC

My commission Expires: _____

KEITH DOUGLAS PRESTON
Notary Public, Alabama State at Large
My Commission Expires March 15, 2026

By: _____

DEBORAH TURNER-LUSTER as joint executor of
the Estate of Mattie Turner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Keith D, Preston, a Notary Public in and for said County in said State, hereby certify that, DEBORAH TURNER-LUSTER, whose name is signed to the foregoing conveyance and who is known to me or who provided proper identification, acknowledged before me on this day that, being informed of the contents within the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2023.

[SEAL]

NOTARY PUBLIC

My commission Expires: _____

KEITH DOUGLAS PRESTON
Notary Public, Alabama State at Large
My Commission Expires March 15, 2026

This instrument prepared by:
Keith D. Preston, Attorney
631 18th Street North
Bessemer, Alabama 35020
(205) 426-4525

The Estate of Mattie Turner was probated in Jefferson County Case Number 21BES00980.

Real Estate Sales Validation Form

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

Grantor's Name Matthe S. Turner
Mailing Address 102-4th Pl NE
Alabaster, AL
35007

Grantee's Name Sylvia Cobbins / Veronda Gibber
Mailing Address 5301 Molton Gray Dr
B'ham, AL
35228

Property Address 102-4th Pl NE
Alabaster, AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 42410

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 8-14-2023

Unattested

(verified by)

Print Sylvia Turner Cobbins

Sign

Sylvia Turner Cobbins
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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