

Send tax notice to:
Larry Wayne Turner & Karen L. Turner
1272 Kensington Blvd.
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart / Stewart & Associates, P.C.
3595 Grandview Pkwy Ste. 280
Birmingham, Alabama 35243
TITLE NOT EXAMINED

STATE OF ALABAMA
COUNTY OF SHELBY

Tax Assessor's Value:
\$222,900.00

QUIT CLAIM DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Thousand and 00/100 Dollars (\$30,000.00) and other good and valuable consideration, in hand paid to the undersigned, **JO ANNE TURNER, A MARRIED WOMAN, AND LARRY WAYNE TURNER AND KAREN L. TURNER, HUSBAND AND WIFE** (hereinafter referred to as the "Grantors") by the receipt and sufficiency of which is hereby acknowledged, Grantors do, by these presents, release, remise, quitclaim, and convey unto **LARRY WAYNE TURNER AND KAREN L. TURNER, as joint tenants with right of survivorship** (hereinafter referred to as the "Grantees"), all Grantors right title and interest in and to the following described real estate, the address of which is 1272 Kensington Blvd., Calera, AL 35040, situated in Shelby County, Alabama, to-wit:

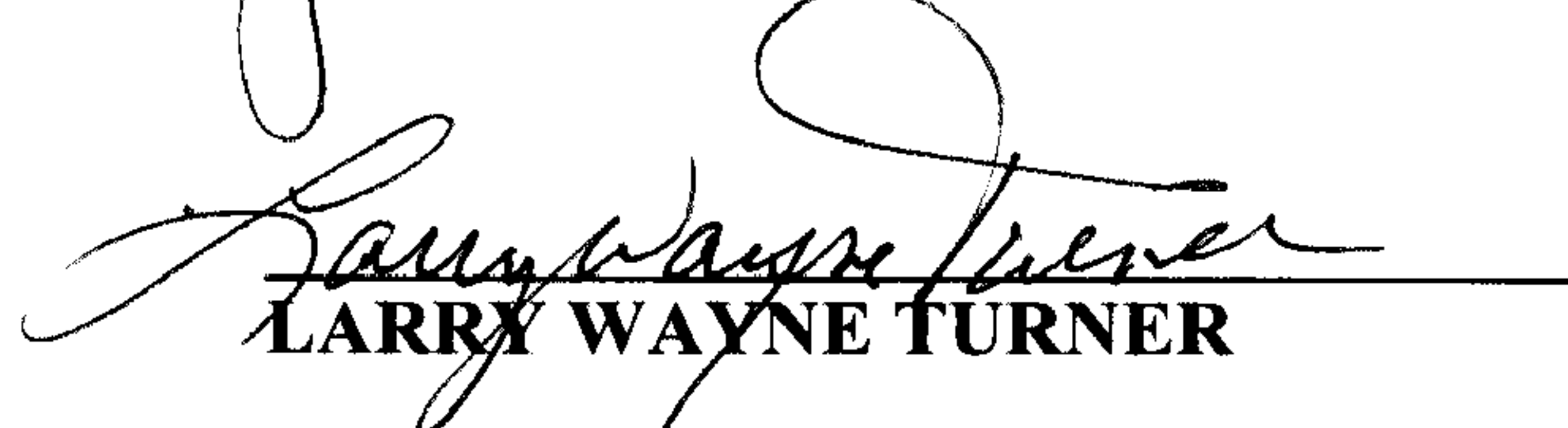
Lot 47, according to the Survey of Kensington Place, Phase 1, Sector 1, as recorded in Map Book 37, page 147, in the Probate Office of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor, JO ANNE TURNER, nor the homestead of her spouse.

TO HAVE AND TO HOLD unto the Grantees, **as joint tenants with right of survivorship**, and their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have hereunto set their signature and seal on this the 21st day of September, 2023.


JO ANNE TURNER

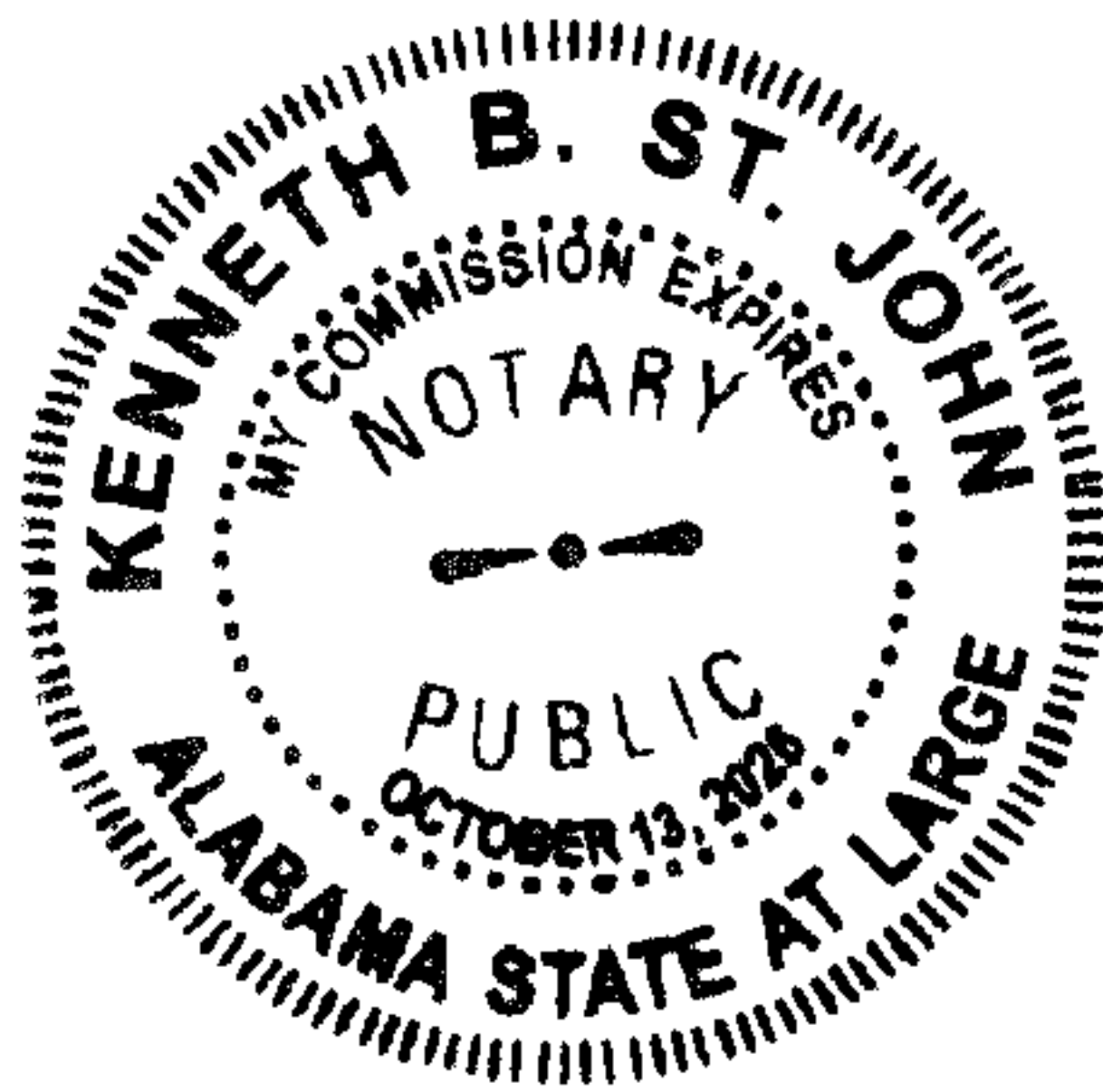

LARRY WAYNE TURNER


KAREN L. TURNER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JO ANNE TURNER**, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of September, 2023.

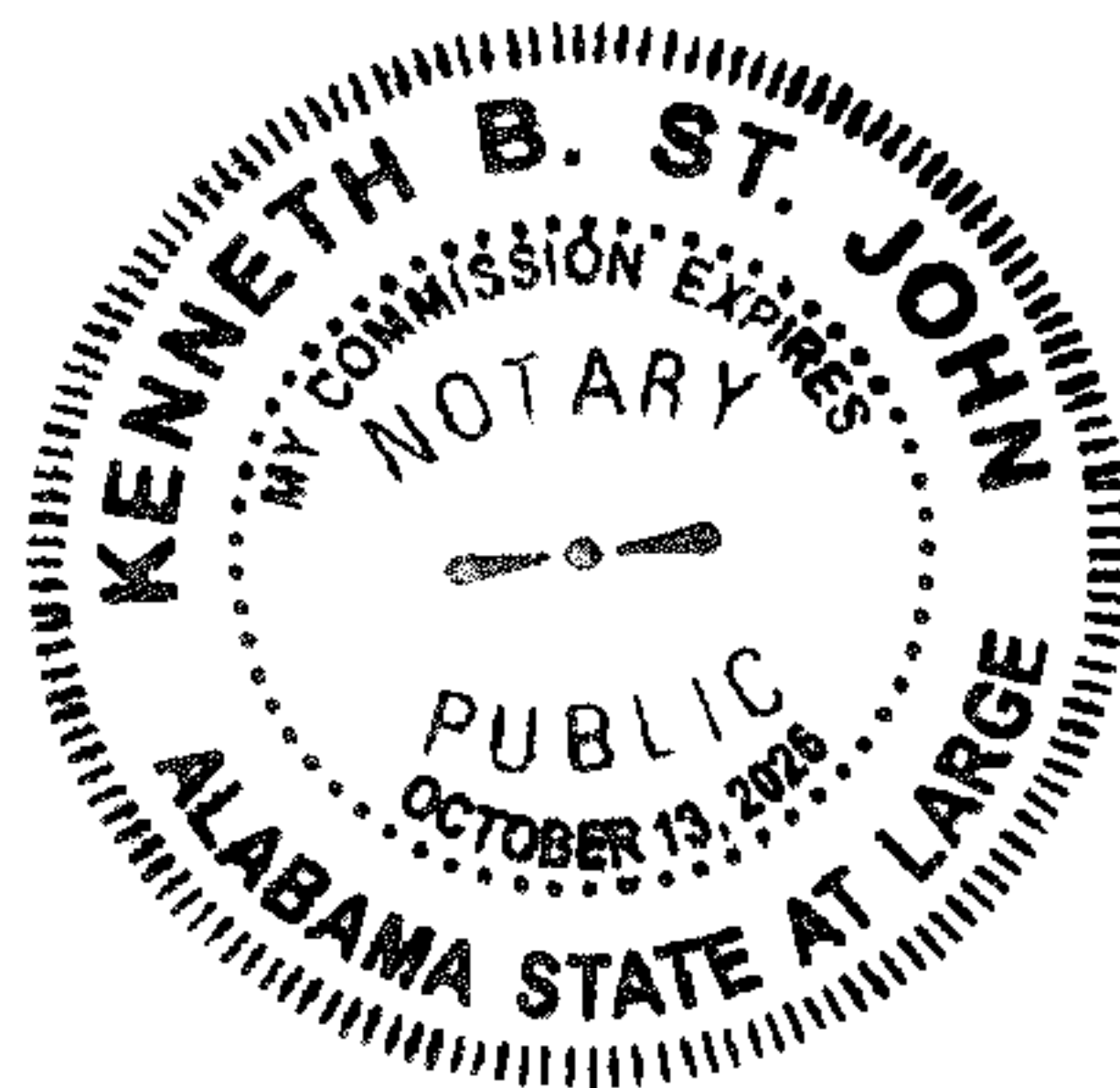



Notary Public
Print Name: Kenneth B. St. John
Commission Expires: 10/13/2026

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LARRY WAYNE TURNER AND KAREN L. TURNER**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of September, 2023.




Notary Public
Print Name: Kenneth B. St. John
Commission Expires: 10/13/2026

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name JO ANNE TURNER AND
 Mailing Address LARRY WAYNE TURNER AND KAREN L. TURNER
1272 Kensington Blvd
Calera, AL 35040

Grantee's Name LARRY WAYNE TURNER AND
 Mailing Address KAREN L. TURNER
1272 Kensington Blvd
Calera, AL 35040

Property Address 1272 Kensington Blvd
Calera, AL 35040

Date of Sale September 21, 2023
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 222,900.00

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 Assessor's value under Parcel #

22-8-34-1-009-032.000

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 9/21/23

Print Hyland Wehunt

 Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/13/2023 12:07:19 PM
 \$251.00 PAYGE
 20231013000303680

Allen S. Bayl