



20231109000330010 1/2 \$162.50
Shelby Cnty Judge of Probate, AL
11/09/2023 11:27:46 AM FILED/CERT

(Description supplied by Seller. No verification of title or compliance with governmental requirements has been made by preparer of deed)

This Instrument was prepared by:
Harwell Law Firm LLC
201 Forrest Parks Road
Sterrett, AL 35147

Send Tax Notice to:
Cheryl and Mike Turner
4879 Highway 69
Columbiana, AL 35051

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid to **MICHAEL E. TURNER AND CHERYL TURNER, a married couple**, (hereinafter called the Grantors), the receipt whereof is hereby acknowledged, the Grantors, hereby RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY to **THE MICHAEL EARL TURNER AND CHERYL ANN TURNER REVOCABLE LIVING FAMILY TRUST**, (hereinafter called Grantee, all of the Grantors' rights, title, and interest, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, Block 2, of Resurvey of George's Subdivision of Keystone, according to Map of Resurvey recorded in Map Book 4, page 11, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under our hands and seals this the 8th day of November, 2023.

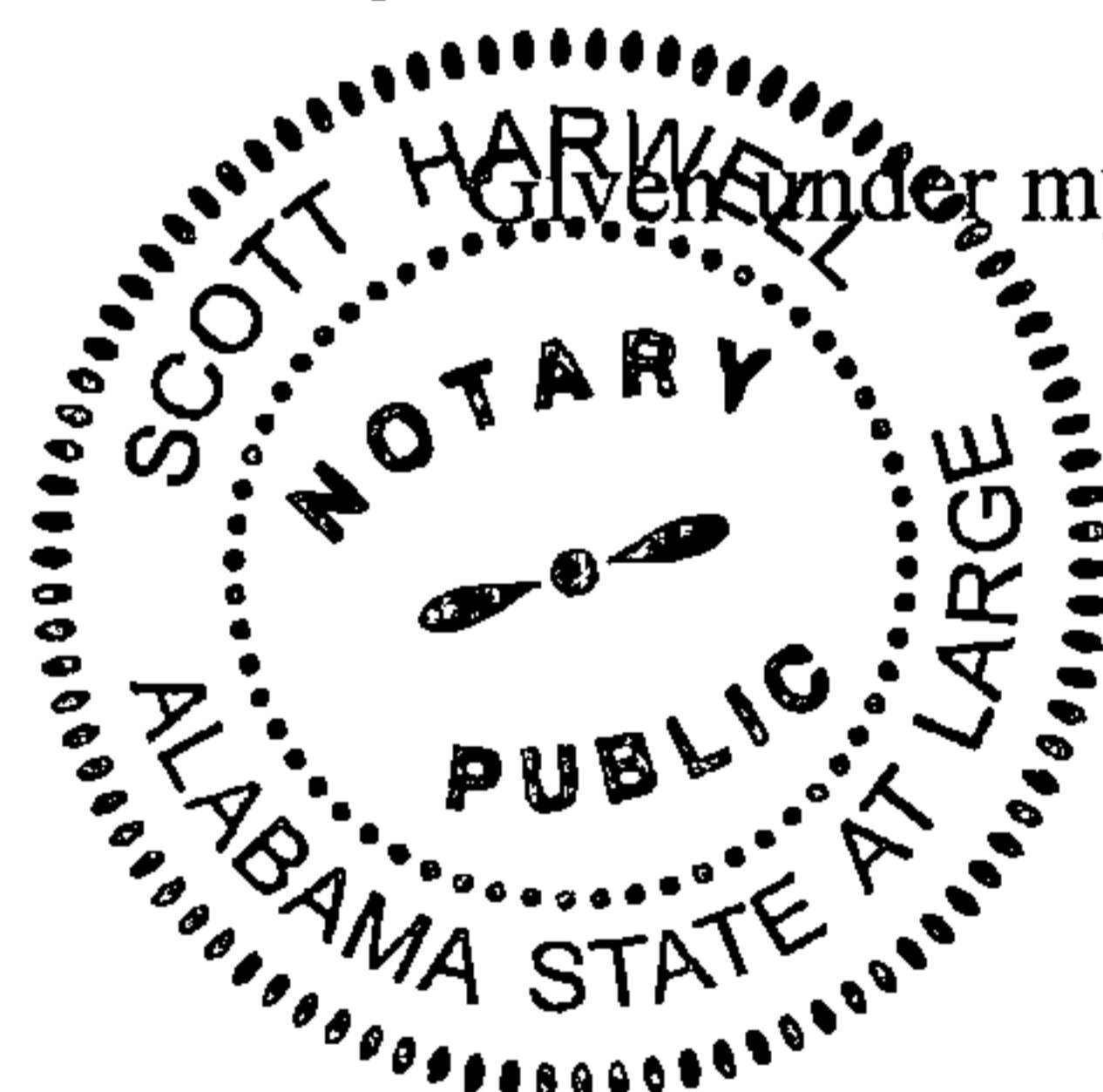
 (SEAL)
Michael E. Turner, Grantor

 (SEAL)
Cheryl A. Turner, Grantor

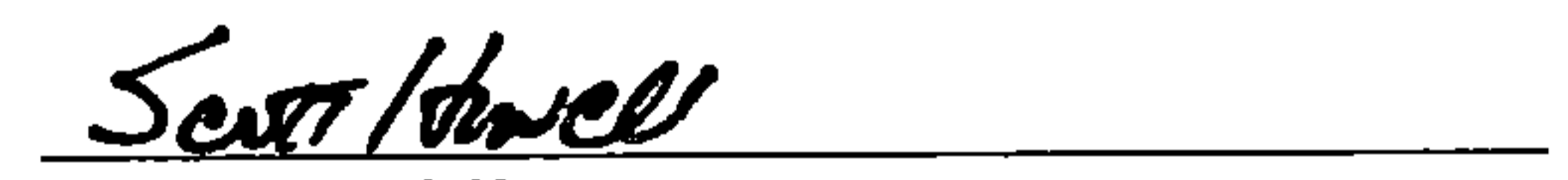
STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, SCOTT HARWELL, a Notary Public in and for said County, in said State, do hereby certify that MICHAEL E. TURNER AND CHERYL 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 conveyance, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 8th day of November, 2023.


Notary Public
My commission expires: 2-12-25

Shelby County, AL 11/09/2023
State of Alabama
Deed Tax: \$137.50

Real Estate Sales Validation Form

20231109000330010 2/2 \$162.50
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mike & Cheryl Turner
Mailing Address 4875 Hwy 69
Columbia AL 35051

~~The Michael E. Turner and Cheryl Ann~~
Grantee's Name Turner Revocable Living
Mailing Address Family Trust
4875 Hwy 69
Columbia AL
35051

Property Address 1334 Brown Circle
Alabaster AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 137,500

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 11/9/23

Unattested

(verified by)

Print Cheryl Turner

Sign Cheryl Turner

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1