

(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)

QUITCLAIM DEED

SHELBY COUNTY)

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:

See Exhibit A – Legal Description attached hereto and made a part of hereof.

TO HAVE AND TO HOLD to said GRANTEE forever.

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

 (SEAL)
Michael E. Turner, Grantor

 (SEAL)
Cheryl A. Turner, Grantor

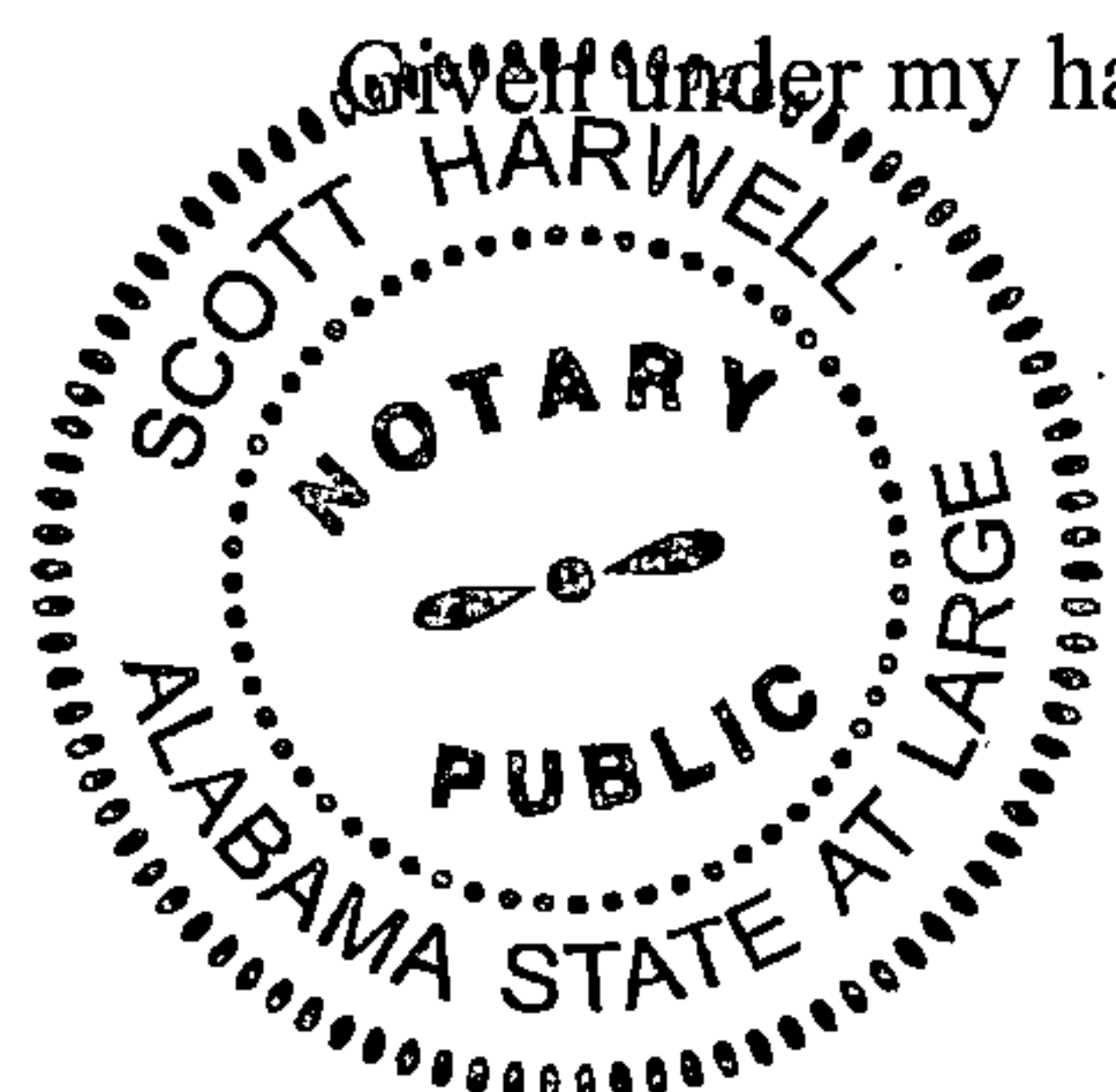
STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

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



20231109000330020 2/4 \$779.50
Shelby Cnty Judge of Probate, AL
11/09/2023 11:27:47 AM FILED/CERT

20150622000207670 06/22/2015 09:44:07 AM DEEDS 2/4

EXHIBIT "A"

Parcel No. 1: Commence at a 1/2 inch rebar in place being the Northwest corner of the Northeast one fourth of the Northeast one fourth of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00 deg. 55 min. 26 sec. East along the West boundary of the Southeast one fourth of the Southeast one fourth of Section 22 for a distance of 192.20 feet to a 1/2 inch rebar in place; thence continue North 00 deg. 55 min. 26 sec. East along the West boundary of said quarter-quarter section for a distance of 442.39 feet to a 1/2 inch rebar in place being located on the Northerly boundary of a Alabama Power Company 100 foot right of way; thence proceed South 81 deg. 00 min. 43 sec. East along the Northerly boundary of said right of way for a distance of 430.10 feet to the centerline of a 30 foot ingress and egress and utility easement; thence continue South 81 deg. 00 min. 43 sec. East for a distance of 17.38 feet (set 1/2" rebar); thence proceed South 06 deg. 51 min. 36 sec. East for a distance of 159.73 feet; thence proceed South 34 deg. 50 min. 27 sec. East for a distance of 164.95 feet; thence proceed South 07 deg. 23 min. 00 sec. West for a distance of 176.73 feet; thence proceed South 07 deg. 08 min. 19 sec. East for a distance of 39.17 feet; thence proceed South 30 deg. 30 min. 45 sec. East for a distance of 97.20 feet; thence proceed South 20 deg. 25 min. 38 sec. East for a distance of 146.89 feet; thence proceed South 10 deg. 49 min. 50 sec. West for a distance of 70.93 feet; thence proceed South 08 deg. 30 min. 11 sec. East for a distance of 103.81 feet; thence proceed South 01 deg. 36 min. 25 sec. East for a distance of 58.0 feet to a point on the Northerly right of way of Shelby County Highway No. 69, thence proceed North 65 deg. 32 min. 08 sec. West along the Northerly right of way of said highway for a distance of 707.16 feet to a 1/2 inch rebar in place being located on the West boundary of the said Northeast one fourth of the Northeast one fourth of Section 27; thence proceed North 01 deg. 47 min. 56 sec. East along the West boundary of said quarter quarter section for a distance of 102.39 feet to the point of beginning.

The above described land is located in the Northeast one fourth of the Northeast one fourth of Section 27, Township 20 South, Range 1 West and the Southeast one fourth of the Southeast one fourth of Section 22, Township 20 South, Range 1 West, Shelby County.

AND ALSO SUBJECT TO AND GRANTED a 30 foot Ingress and egress and utility easement being 15 feet in equal width on each side of the following described line: Commence at a 1/2 inch rebar in place being the Northwest corner of the Northeast one fourth of the Northeast one fourth of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00 deg. 55 min. 26 sec. East along the West boundary of the Southeast one fourth of the Southeast one fourth of Section 22 for a distance of 192.20 feet to a 1/2 inch rebar in place; thence continue North 00 deg. 55 min. 26 sec. East along the West boundary of said quarter-quarter section for a distance of 442.39 feet to a 1/2 inch rebar in place being located on the Northerly boundary of a Alabama Power Company 100 foot right of way; thence proceed South 81 deg. 00 min. 43 sec. East along the Northerly boundary of said right of way for a distance of 430.10 feet to the centerline of a 30 foot ingress and egress and utility easement; thence proceed South 05 deg. 05 min. 58 sec. West along the centerline of said easement for a distance of 136.71 feet to the P.C. of a concave curve left having a delta angle of 38 deg. 42 min. 31 sec. and a radius of 85.41 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 14 deg. 15 min. 18 sec. East, 56.61 feet to the P.T. of said curve; thence proceed South 33 deg. 36 min. 33 sec. East along the centerline of said easement for a distance of 92.35 feet to the P.C. of a concave curve right having a delta angle of 42 deg. 50 min. 56 sec. and a radius of 132.93 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 12 deg. 11 min. 05 sec. East 97.11 feet to the P.T. of said curve; thence proceed South 09 deg. 14 min. 23 sec. West along the centerline of said easement for a distance of 88.94 feet to the P.C. of a concave curve left having a delta angle of 33 deg. 37 min. 19 sec. and a radius of 132.93 feet; thence proceed Southeasterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of South 07

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EXHIBIT "A" CONTINUED

deg. 34 min. 16 sec. East 76.89 feet to the P.T. of said curve; thence proceed South 24 deg. 22 min. 56 sec. East along the centerline of said easement for a distance of 197.80 feet; thence proceed South 12 deg. 45 min. 23 sec. East along the centerline of said easement for a distance of 101.37 feet; thence proceed South 06 deg. 27 min. 54 sec. East along the centerline of said easement for a distance of 155.62 feet to a point on the Northerly right of way of Shelby County Highway No. 69 and the termination of said easement.

Situated in Shelby County, Alabama

Real Estate Sales Validation Form

20231109000330020 4/4 \$779.50
Shelby Cnty Judge of Probate, AL
11/09/2023 11:27:47 AM FILED/CERT

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
Columbiana AL 35051

The Michael E. ALL Turner AND Cheryl Ann
Grantee's Name Turner Revocable Living
Mailing Address Family Trust
4875 Hwy 69
Columbiana AL
35051

Property Address 4875 Hwy 69
Columbiana AL
35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 748,340

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

Print Cheryl Turner

Unattested

(verified by)

Sign

Cheryl Turner

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1