

This Instrument Prepared by:

Eric Dahlberg
Capital Title
4851 LBJ Frwy, Ste. 1100
Dallas, TX 75244

Send Tax Notice to:

Elizabeth Gay and John C Duncan
391 Summerfield Ln
Dayton, TN 37321

**SPECIAL WARRANTY DEED
(To Clear Title)**

THIS SPECIAL WARRANTY DEED is executed and delivered this 14 day of December, 2023 by **ELIZABETH G. DUNCAN**, having an address of - 391 Summerfield Ln Dayton TN 37321 **JAMES F. FRAZIER**, having an address of - 9241 Shag Cove Ooltewah TN 37363 AND **LUCY KIRKHAM**, having an address of - 236 Eagle Point Dr Rockwood TN being all of the heirs of **Samuel J. Turner, Jr., deceased**, whose date of death was **October 28, 2019**, (collectively the “**GRANTOR**”), in favor of **ELIZABETH GAY DUNCAN AND JOHN C. DUNCAN, AS SUCCESSOR TRUSTEES OF THE SAMUEL J. TURNER REVOCABLE TRUST DATED SEPTEMBER 27, 2013**, having an address of 391 Summerfield Ln, Dayton, TN 37321 (the “**GRANTEE**”).

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum **One Dollar and 00/100 (\$1.00)**, in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the following described real property and improvements situated in **Shelby County, Alabama**, more particularly described on Exhibit A attached hereto (the “**Property**”).

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

And Grantor does for themselves, and their heirs, personal representatives, and assigns, covenants with Grantee and its successors and assign, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances, if any, identified herein, and that Grantor will warrant and defend the right and title to the above described Property unto the Grantee against the lawful claims and demand of all persons claiming by, through, or under Grantor, but none other.

Samuel J. Turner, Jr. was the surviving grantee of that certain deed recorded in Deed Book 210, page 176; said Samuel J. Turner, Jr., having died on 10/28/2019. The property being conveyed herein is one and the same as set out in said Deed.

The property conveyed herein does not constitute the homestead of any Grantor or their spouse.

Note: It was the intent for the property conveyed herein to be included in that certain General Warranty Deed from Samuel J. Turner to Samuel J. Turner Revocable Trust dated

{01056025-1/4001261/000012}

September 27, 2013, as recorded in Instrument 20150702000222680; however, said property was inadvertently omitted. This deed is given to clear title to said property.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 18 day of December, 2023.

GRANTOR:

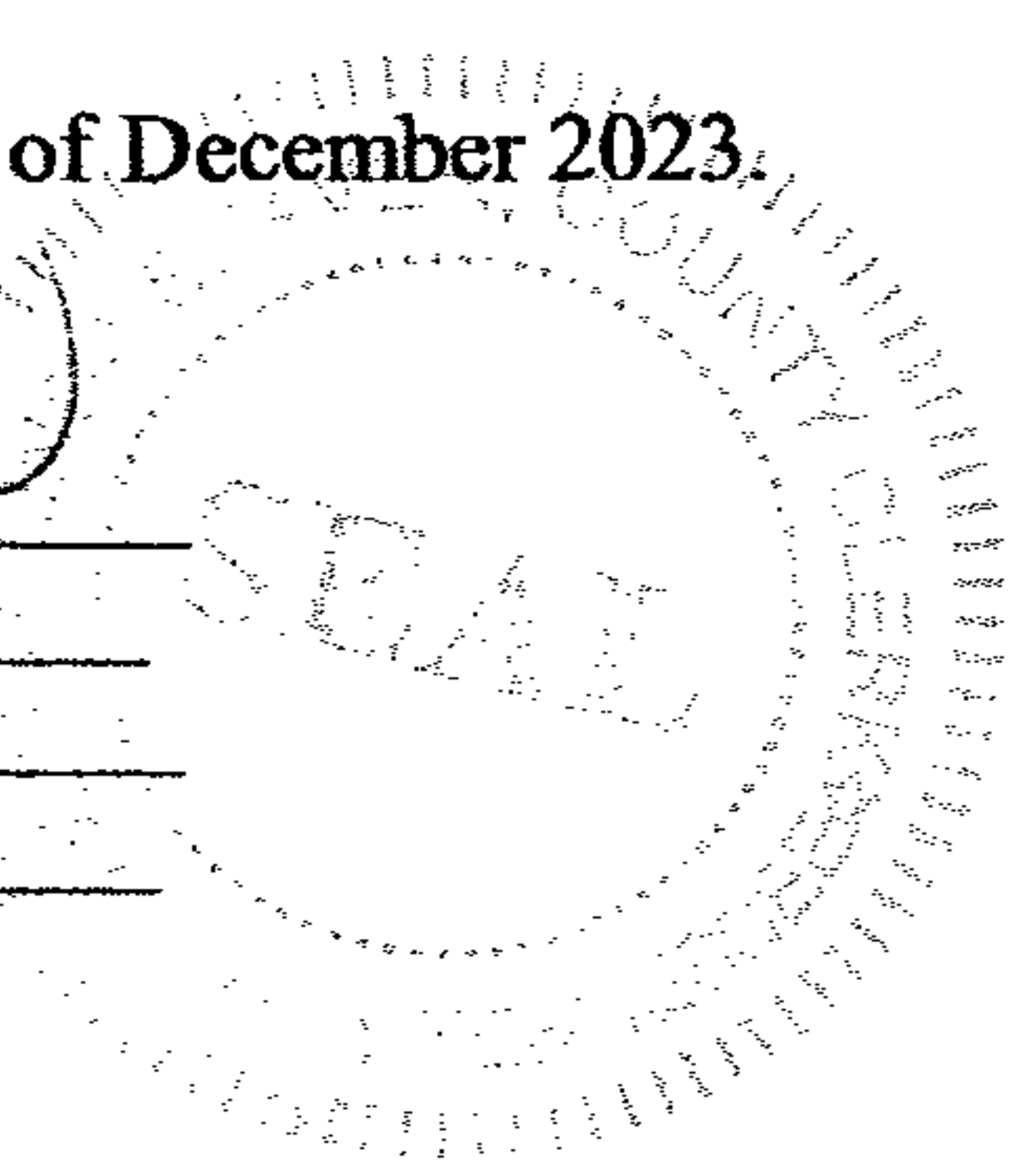
By: Elizabeth G. Duncan
Elizabeth G. Duncan

STATE OF TN
COUNTY OF Rhea

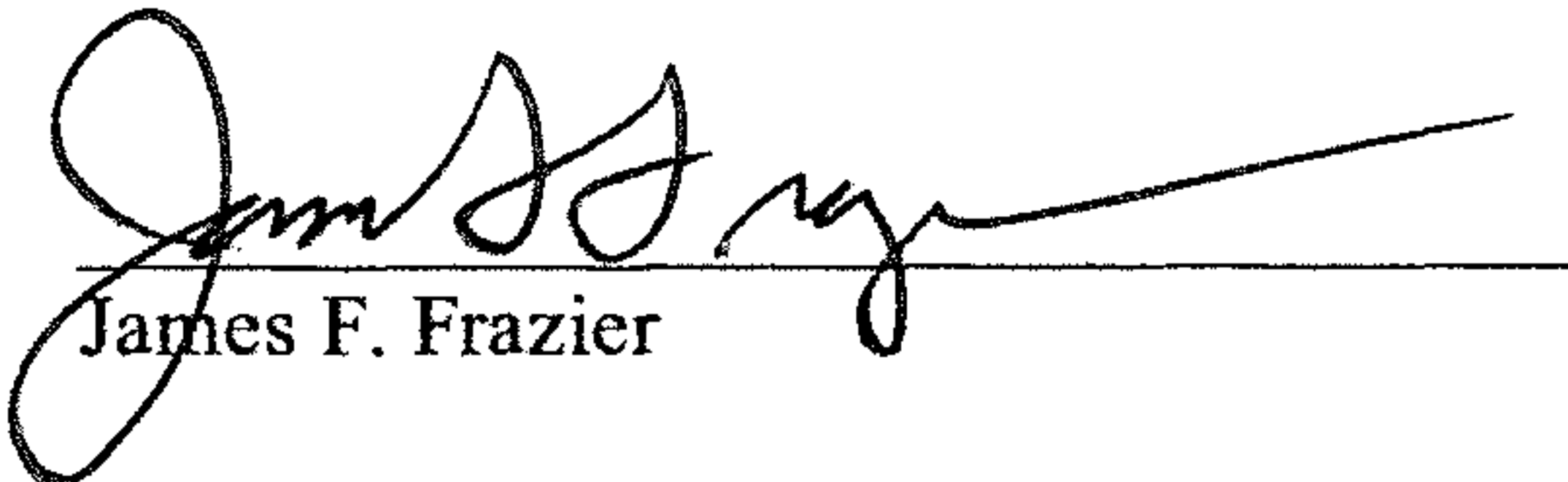
I, LINDA SHAWER, a Notary Public, in and for said County in said State, hereby certify that **Elizabeth G. Duncan**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such President and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and seal this 18 day of December 2023.

Linda Shawer
Notary Public, Rhea
County, State of TN
My Commission Expires: 9-1-26



GRANTOR:

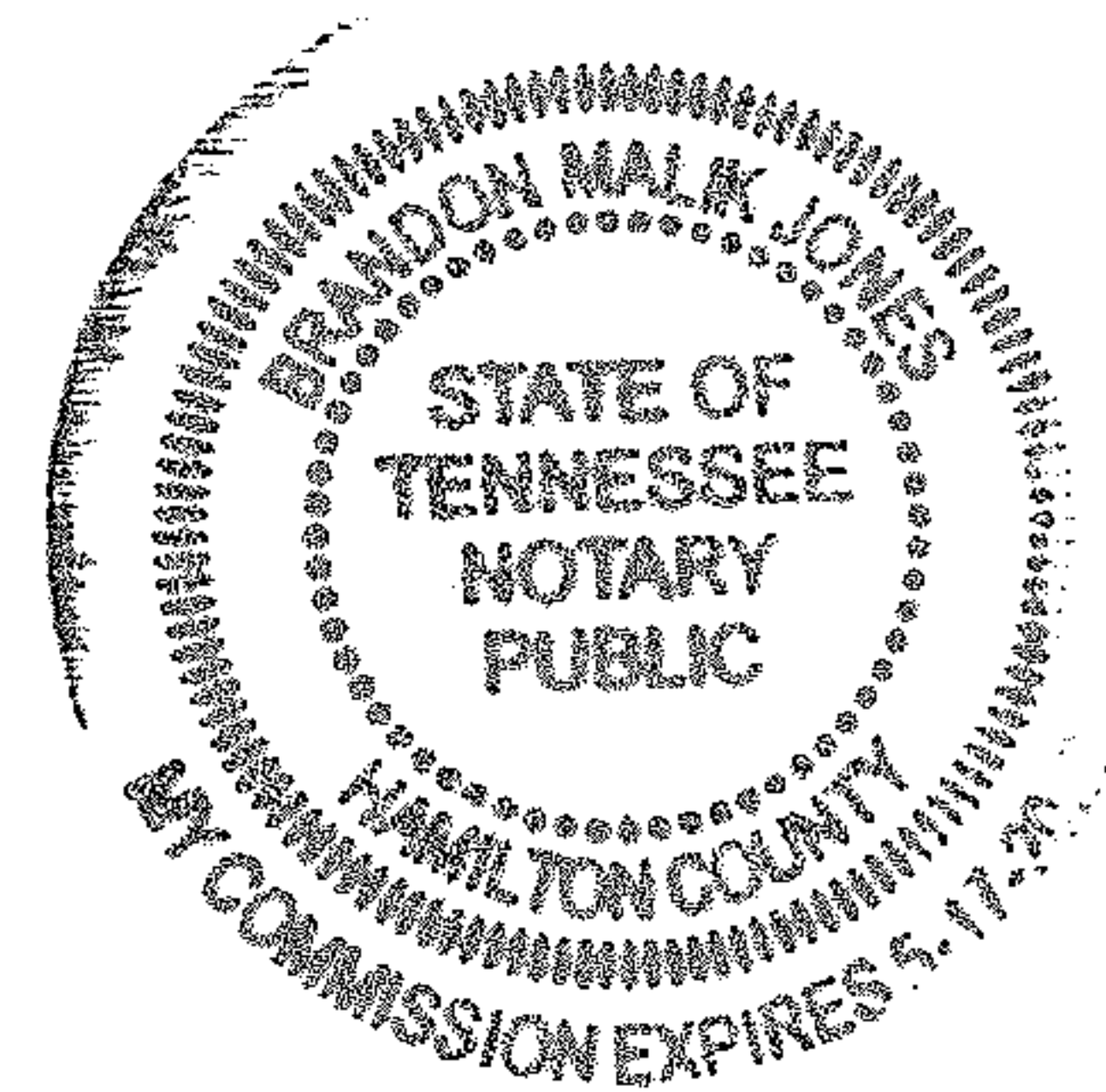
By: 
James F. Frazier

STATE OF TENNESSEE
COUNTY OF HAMILTON

I, BRANDON MALIK JONES, a Notary Public, in and for said County in said State, hereby certify that James F. Frazier, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such President and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and seal this 19 day of December 2023.


Notary Public, HAMILTON
County, State of TENNESSEE
My Commission Expires: 05/17/2027



GRANTOR:

By: Lucy Kirkham
Lucy Kirkham

STATE OF Tn
COUNTY OF Roane

I, Michael Cyr, a Notary Public, in and for said County in said State, hereby certify that **Lucy Kirkham**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, as such President and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and seal this 15th day of December 2023.

Michael Cyr
Notary Public, Roane
County, State of Tn
My Commission Expires: 4/26/27

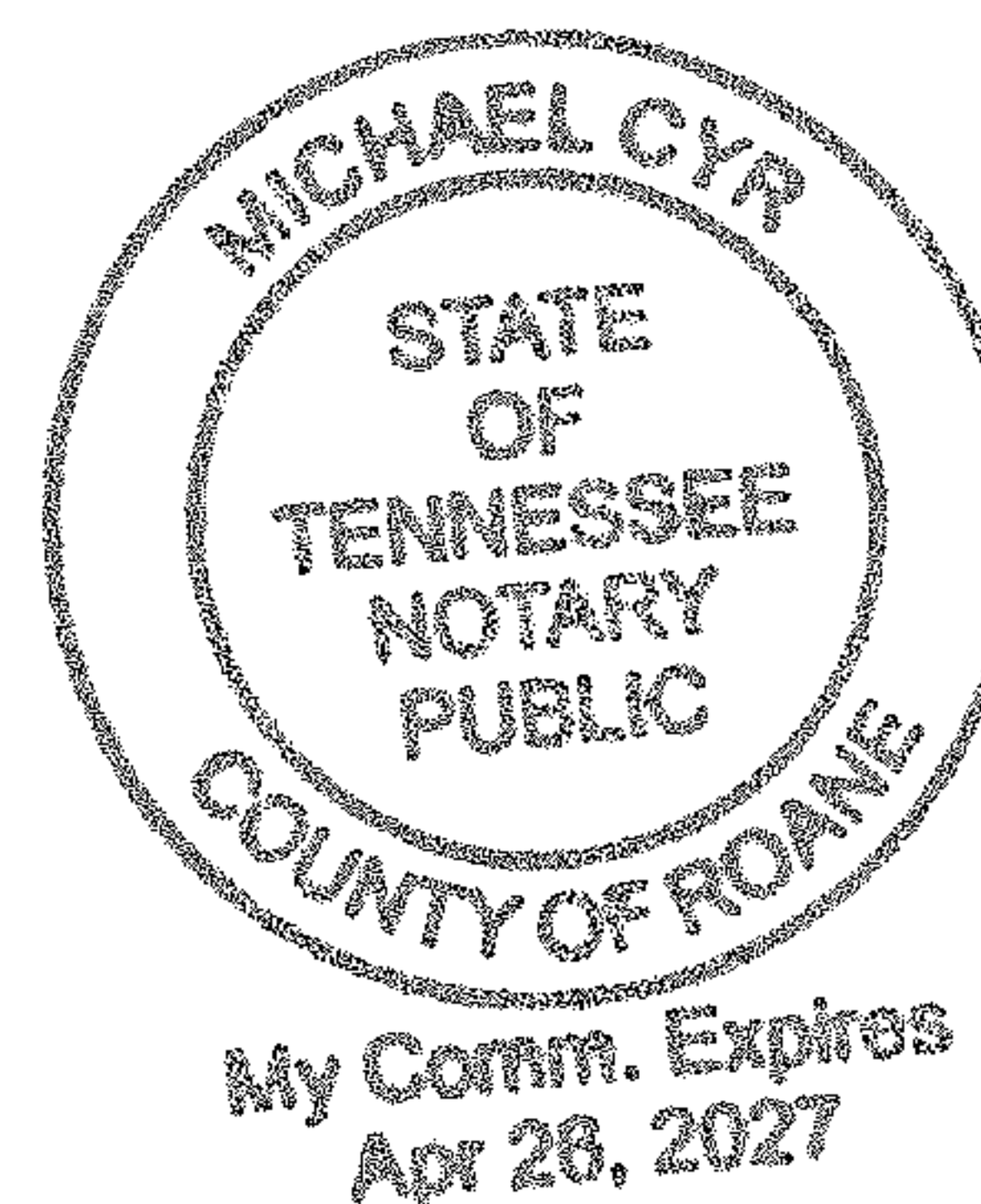


EXHIBIT A

LEGAL DESCRIPTION

A tract of land located in the NE 1/4 of the SE 1/4 of Section 31, Township 18 South of Range 1 West in Shelby County, Alabama, described as follows:

Begin at the NW corner of said 1/4 - 1/4 section and run East along the North line of said 1/4 - 1/4 section for a distance of 266 feet; thence run South 260 feet to a point; thence run West a distance of 266 feet to a point; thence run North a distance of 260 feet to the Point of Beginning. Situated in Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	Elizabeth G. Duncan, James F. Frazier and Lucy Kirkham, heirs of Samuel J. Turner, Jr., deceased	Grantee's Name:	Jimmie K. Turner and Samuel J. Turner, Jr. and Elizabeth Gay Duncan and John C. Duncan, as Successor Trustees of the Samuel J. Turner Revocable Trust dated September 27, 2013
Mailing Address:	391 Summerfield Ln Dayton, TN 37321	Mailing Address:	391 Summerfield Ln Dayton, TN 37321
Property Address:	A portion of 7027 Meadowlark Drive Birmingham, AL 35242	Date of Sale:	<u>12/19/2023</u>
		Assessor's Market Value:	\$1,000.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other: <u>To Clear Title- see "Note" on page 1</u> |
| ☐ Closing Statement | |

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).


 Filed and Recorded
 9/2023 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 Attested 12/29/2023 01:07:30 PM
 \$40.00 JOANN (verified by)
 20231229000372920

Print: Land Title Company / Michelle Wilson as Agent

Sign:

Michelle Wilson

(Grantor/Grantee/Owner/Agent) circle one

Allen S. Boyd