

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED

SEND TAX NOTICES TO:

130 Hermitage Ln
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Forty Thousand and 00/100 (\$40,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Billy Mack Turnbloom and wife, Vicky Lynn Turnbloom**, in hand paid by the GRANTEE(S), **Barry R. Turnbloom**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

See attached Exhibit "A"

Parcel 28-4-20-0-000-043.000

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), her heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors,

administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 12th day of July, 2024.

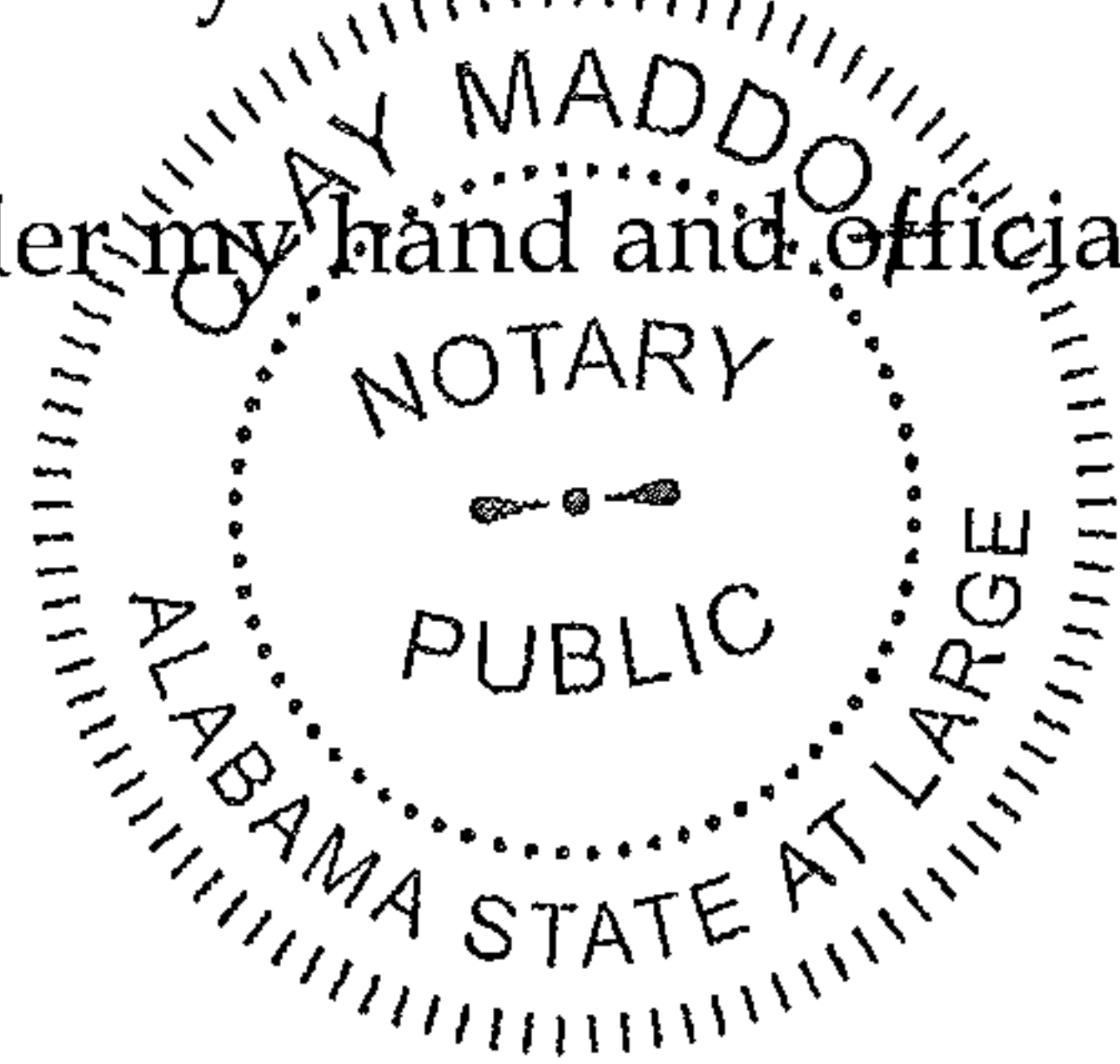
Billy Mack Turnbloom
BILLY MACK TURNBLOOM

Vicky Lynn Turnbloom
VICKY LYNN TURNBLOOM

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Billy Mack Turnbloom and Vicky Lynn Turnbloom** is(are) signed to the foregoing conveyance, and who is(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 12th day of July, 2024.



[Signature]
NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:
130 Hermitage Ln
Calera, AL 35040

Address of Grantor:
5800 Co Rd 32
Clanton, AL 35046

Property Address:
132,136,138 Hwy 63
Calera, AL 35040

Real Value: \$40,000.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Tract No. 426, according to G. B. Pickett survey of Calera, being the East 1/2 of the West 1/2 of Fractional Section 20, Township 22 South, Range 2 West, more particularly described as follows:

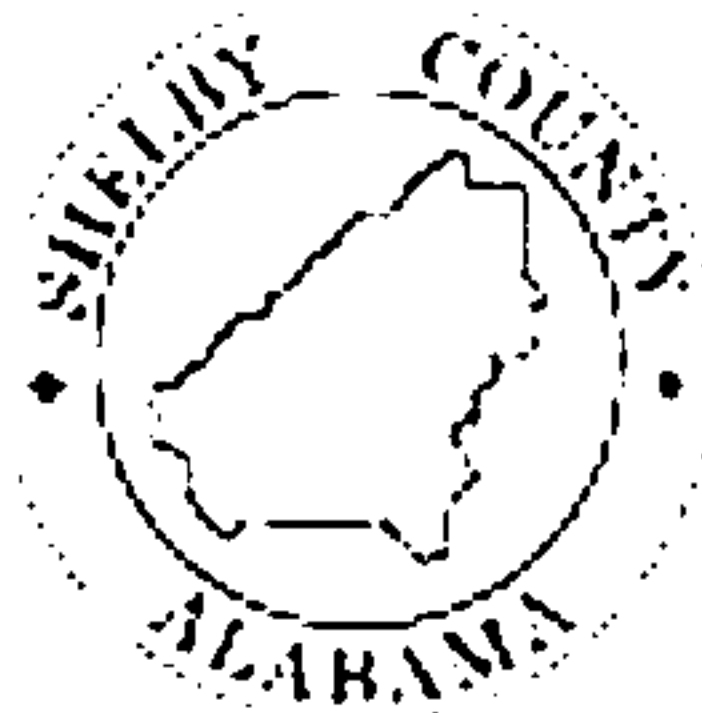
Beginning at the intersection of the North right of way of the Norfolk-Southern Railway and the South section line of Section 20, Township 22 South, Range 2 West, proceed westerly along said South line 400 feet; thence northerly 452 feet; thence easterly 220 feet to the East right of way of County Highway 63; thence southerly along said right of way 150 feet to the point of beginning of the herein described property; thence easterly 105 feet; thence northerly 137 feet; thence easterly 275 feet; thence southerly 285 feet to the North right of way of the Norfolk-Southern Railway; thence westerly along said right of way of the Norfolk-Southern Railway 237 feet; thence northerly along the East right of way of County Highway 63, 428 feet to the point of beginning.

LESS AND EXCEPT property conveyed in Inst. No. 2000-30390, recorded in Probate Office, Shelby County, Alabama.

PARCEL II:

That part of the East Half of the Northwest Quarter of the Southeast Quarter of Section 20, Township 22 South, Range 2 West, described as follows, to-wit: Beginning at the point of intersection of the South line of said Northwest Quarter of the Southeast Quarter of said Section 20 and the Spring Creek Public Road, and run thence in a northerly direction along said Spring Creek Public Road for a distance of 231 feet; run thence East 500 feet, more or less, to Buxahatchee Creek; run thence in a southerly direction along said creek, with its meanderings to its intersection with the South boundary line of said Northwest Quarter of the Southeast Quarter of said Section 20; run thence in a westerly direction along the South boundary line of said Northwest Quarter of the Southeast Quarter to the point of beginning and being a part of Tract No. 427, according to Lloyd's Map of Calera, Alabama.

LESS AND EXCEPT property conveyed in Inst. No. 2000-30390, recorded in Probate Office, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2024 11:57:51 AM
\$68.00 PAYGE
20240712000212810

Allen S. Boyd