

The consideration hereunder is being paid by a mortgage filed simultaneously herewith, upon which mortgage tax is being paid in the amount required under Alabama law

This instrument was prepared by:  
Andrew Ward, Esq.  
Byrd Campbell, P.A.  
180 Park Avenue N, Suite 2A  
Winter Park, FL 32789

STATE OF ALABAMA        )  
  )  
COUNTY OF SHELBY        )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, **ELIZABETH GAY DUNCAN AND JOHN C. DUNCAN, AS SUCCESSOR AND CO-TRUSTEES OF THE SAMUEL J. TURNER REVOCABLE TRUST DATED THE 27TH DAY OF SEPTEMBER, 2013, AS AMENDED AND RESTATED**, having an address at 391 Summerfield Lane, Dayton, Tennessee 37321 (collectively, "Grantor"), for and in consideration of the sum of **EIGHT HUNDRED FIFTY THOUSAND AND NO/100 (\$850,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **CROSS DEVELOPMENT CC BIRMINGHAM, LLC**, a Texas limited liability company, having an address at 4317 Marsh Ridge Road, Carrollton, Texas 75010 ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate lying and being in the County of **SHELBY**, State of Alabama, to-wit:

Lot 1, according to the Survey of Meadowlark Caliber Subdivision, as recorded in Map Book 59, page 93, in the Probate Office of Shelby County, Alabama.

**Source of Title:** Deed Instrument #20231229000372920

Samuel J. Turner, who reserved a life estate in that certain deed recorded in Instrument 20150702000222680, died on October 28, 2019.

TO HAVE AND TO HOLD Unto the said GRANTEE, its heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as shown on Exhibit A attached hereto and incorporated herein; that we have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same unto the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons whomsoever.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;  
NEXT PAGE IS SIGNATURE PAGE.]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, this 24 day of July, 2024.

**THE SAMUEL J. TURNER REVOCABLE TRUST  
DATED THE 27TH DAY OF SEPTEMBER, 2013, AS  
AMENDED AND RESTATED**

By: Elizabeth Gay Duncan  
Elizabeth Gay Duncan, Successor and Co-Trustee

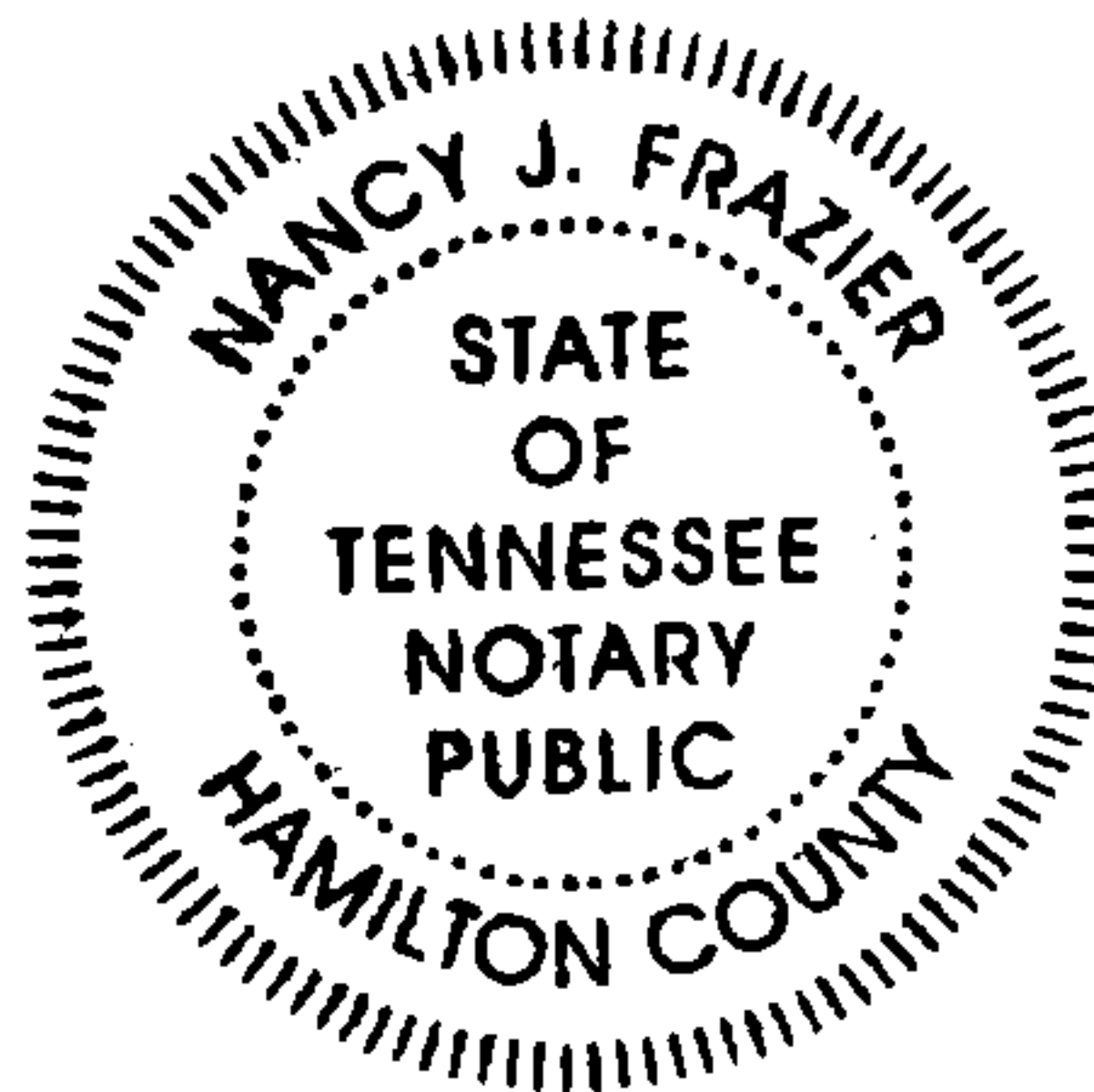
By: John C. Duncan  
John C. Duncan, Successor and Co-Trustee

up per ESR  
Tennessee )  
STATE OF ALABAMA )  
COUNTY OF Rhea )

On this 24 day of July, 2024, before me, the undersigned Notary Public, personally appeared Elizabeth Gay Duncan and John C. Duncan, as Successors and Co-Trustees of The Samuel J. Turner Revocable Trust dated the 27<sup>th</sup> day of September, 2013, as Amended and Restated, who proved to me on the basis of satisfactory evidence to be the persons whose names are signed to the foregoing instrument, and who acknowledged to me that they executed the same voluntarily and in their authorized capacities on behalf of said trust.

Nancy J. Frazier  
Notary Public  
My Commission Expires: 11/07/2027

Send Tax Notice To:  
Cross Development CC Birmingham, LLC  
4317 Marsh Ridge Road  
Carrollton, Texas 75010



**EXHIBIT "A"**

**PERMITTED EXCEPTIONS**

1. All taxes for the year 2024, and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
3. Such state of facts as shown on record subdivision plat recorded in Map Book 59, page 93, Shelby County Records.

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

Grantor's Name	<b>ELIZABETH GAY DUNCAN AND JOHN C. DUNCAN, AS SUCCESSOR AND CO- TRUSTEES OF THE SAMUEL J. TURNER REVOCABLE TRUST DATED THE 27TH DAY OF SEPTEMBER, 2013, AS AMENDED AND RESTATED</b>	Grantee's Name	<b>CROSS DEVELOPMENT CC BIRMINGHAM, LLC</b>
Mailing Address	<u>391 Summerfield Lane</u> <u>Dayton, TN 37321</u>	Mailing Address	<u>4317 Marsh Ridge Road</u> <u>Carrollton, TX 75010</u>
Property Address	<u>7027 Meadowlark Drive</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>July 31, 2024</u>
		Total Purchase Price	<u>\$850,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 \_\_\_\_\_  
 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

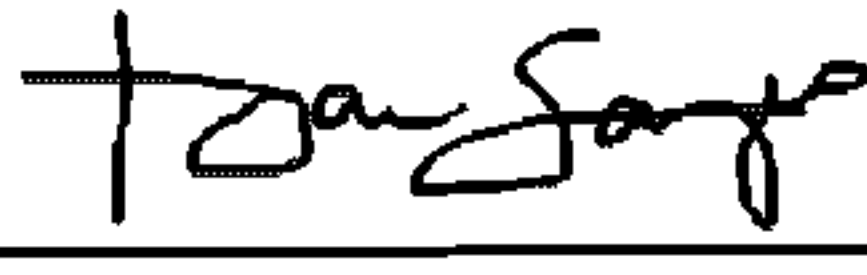
accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date July 31, 2023

Print: Dana Sawyers

\_\_\_\_\_ Unattested

\_\_\_\_\_  
(verified by)

Sign:   
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  
08/01/2024 11:04:10 AM  
\$36.00 LAURA  
20240801000238910

*Allie S. Bayl*