

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby, Esq.
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Builder Systems, LLC
4930 Hwy 51
Wilsonville, AL 35186

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Three Hundred Thirty Thousand and NO/100 Dollars---(\$330,000.00) and other good and valuable consideration paid to the undersigned grantor, **Katherine K. Turner and Thomas B. Turner, husband and wife**, of Box 16700 Hwy. 280, Suite A 192, Chelsea, AL 35043 herein referred to as Grantor, whether one or more) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Builder Systems, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

See Attached Exhibit for Legal Description

Property Address: 3613 Hwy. 69, Chelsea, AL 35043

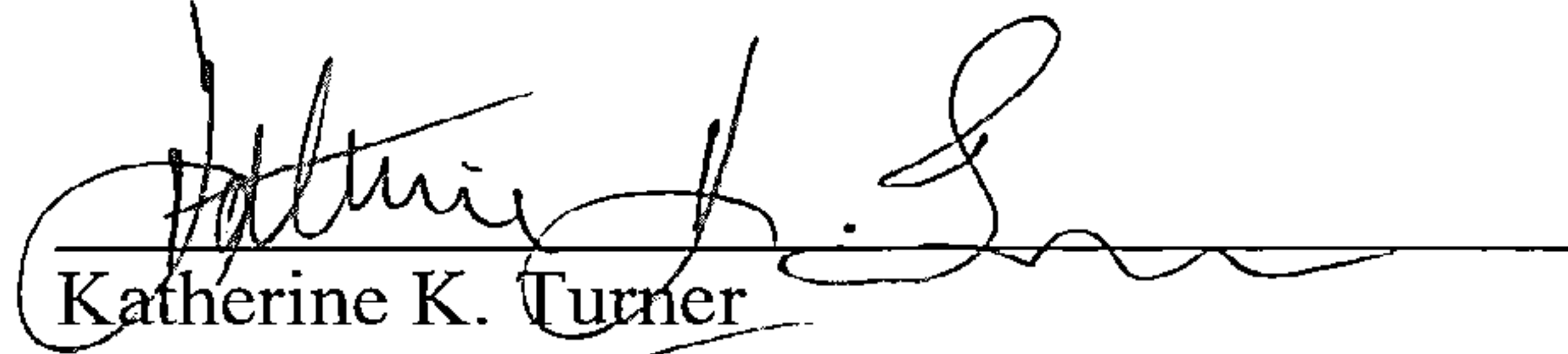
Subject to easements and restrictions of record, and to current taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

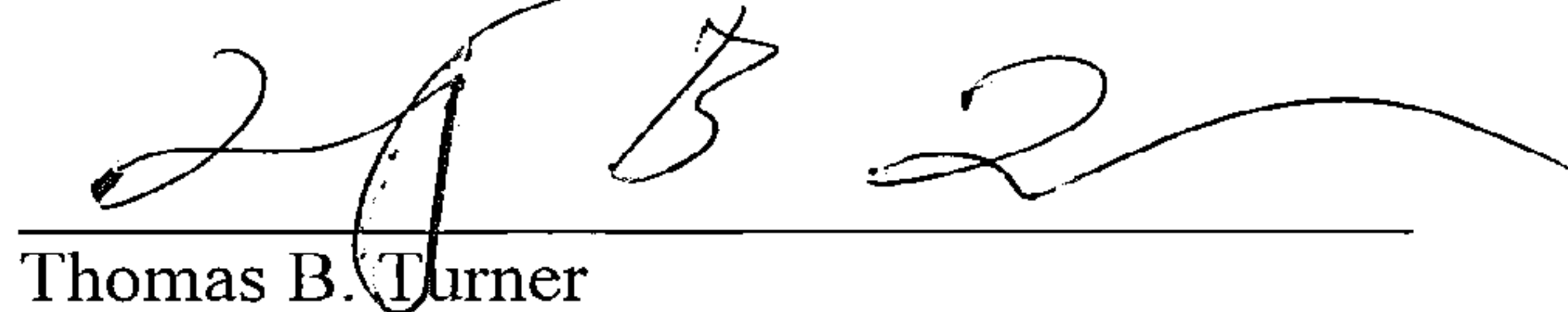
The entire purchase price herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said loan being in the amount of \$398,500.00.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this
the 19 day of August, 2024.


Katherine K. Turner


Thomas B. Turner

STATE OF ALABAMA *
JEFFERSON COUNTY *

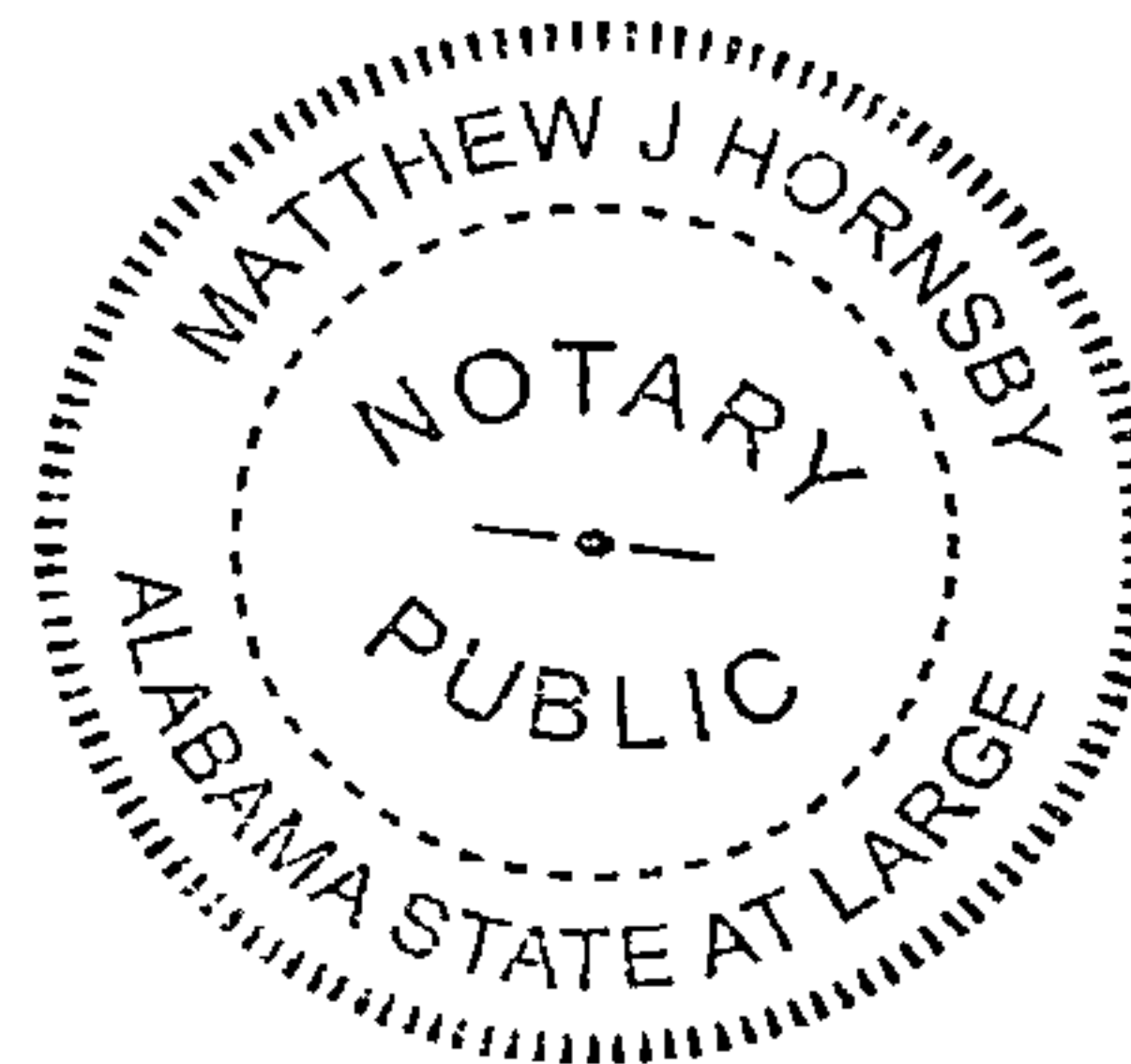
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify
that **Katherine K. Turner and Thomas B. Turner, husband and wife**, whose names are
signed to the foregoing instrument, and who are known to me, acknowledged before me on this
day, that being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal, this 19 day of August, 2024.

My Commission Expires: 9/17/24

Notary Public



Legal Description

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: Begin at the SE corner of the SE 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 89°32'49" W along the South line of said 1/4-1/4 section a distance of 373.85' to the northeasterly right of way line of Shelby County Highway 69 (80' ROW); thence N 63°37'43" W along said right of way a distance of 315.81' to the intersection of the easterly right of way line of Hidden Acres Circle; thence N 07°14'03" W along said right of way a distance of 57.16' to the point of a curve to the right with a radius of 25.00', and a central angle of 40°30'07", with a chord bearing of N 13°01'00" E, with a chord length of 17.31', thence along said curve and along said right of way an arc length of 17.67'; thence N 33°16'04" E along said right of way a distance of 43.70' to the point of a curve to the left with a radius of 150.00', and a central angle of 16°16'27", with a chord bearing of N 25°07'50" E, with a chord length of 42.46', thence along said curve and along said right of way an arc length of 42.61'; thence N 16°59'37" E along said right of way a distance of 43.03'; thence S 62°12'04" E, leaving said right of way a distance of 374.84'; thence N 26°25'26" E a distance of 295.11'; thence N 62°12'53" W a distance of 519.46' to said easterly right of way; thence N 10°11'12" E along said right of way a distance of 76.97' to the point of a curve to the left with a radius of 480.00', and a central angle of 10°57'05", with a chord bearing of N 04°42'40" E, with a chord length of 91.61', thence along said curve and along said right of way an arc length of 91.75'; thence N 00°45'53" W along said right of way a distance of 63.17' to the point of a curve to the left with a radius of 95.79', and a central angle of 24°18'31", with a chord bearing of N 12°55'09" W, with a chord length of 40.34', thence along said curve and along said right of way an arc length of 40.64'; thence S 88°15'03" E, leaving said right of way a distance of 343.90'; thence N 89°57'57" E a distance of 250.00' to the East line of said 1/4-1/4 section; thence S 00°10'41" W along said East line a distance of 917.82' to the Point of Beginning. Containing 9.56 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/19/2024 03:27:41 PM
 \$29.00 BRITTANI
 20240819000259360

Allen S. Bayl