

Send Tax Notice to:

Seva Home and Commercial Solutions  
124 Biltmore Dr  
Birmingham, Al 35242

[Space Above This Line for Recording Data]

## WARRANTY DEED

Source of Title: Instrument #1999-02263

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **Three Hundred Forty Five Thousand and 00/100 Dollars (\$345,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Richard Turner and Rose M. Turner** (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 6328 Farley Lane, #411, Birmingham, Al 35242 does hereby grant, bargain, sell and convey unto **Seva Homes and Commercial Solutions, an Alabama limited liability company**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 124 Biltmore Dr., the following described real estate, situated in Shelby County, Alabama, having an address of 149 Bridge Drive, Birmingham, Al 35242 to wit:

**Lot 13, according to the survey of Stonebridge Subdivision, as recorded in Map Book 20, Page 23, in the Probate Office of Shelby County, Alabama**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

**To Have and To Hold** to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17<sup>th</sup> day of September, 2024.

Richard Turner  
Richard Turner

Rose M. Turner  
Rose M. Turner

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, NATHAN R. CORDLE, a Notary Public in and for said county in said state, hereby certify that **Richard Turner and Rose M. Turner**, whose name(s) 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 17<sup>th</sup> day of September, 2024.

Nathan R. Cordle  
Notary Public

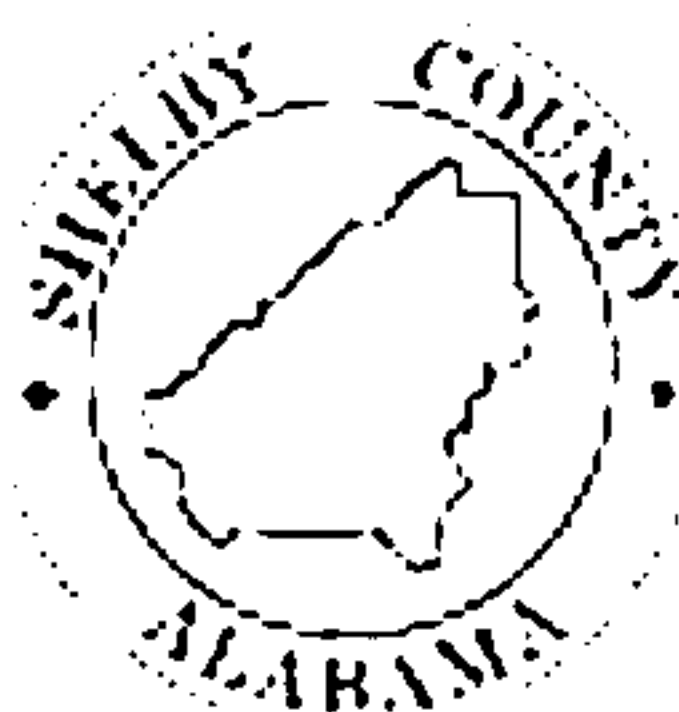
[SEAL]

My Commission Expires: 8/7/2028



This instrument was prepared by:  
Nathan R. Cordle, Esq.  
4320 7<sup>th</sup> Avenue South  
Birmingham, AL 35222  
(205) 454-9121

File No.: ATB4296



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/18/2024 11:33:24 AM  
\$370.00 BRITTANI  
20240918000291380

Alli S. Beyl