

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
FOSTER & TINA KEY
2583 WILLOWBROOK CIR
BIRMINGHAM, AL 35242

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Ninety Nine Thousand and 00/100 Dollars (\$699,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Dennis Turner and Chris Turner, Husband and Wife, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Foster D. Key, and Tina A. Key, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 18, according to the map of Oak Harbour, Phase I, as recorded in Map Book 27, Page 87, in the Probate Office of Shelby County, Alabama

Subject to:

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Instrument No. 2000-43280 and Instrument No. 20050217000078820.
5. Riparian rights associated with Lay Lake under applicable State or Federal law.
6. Less and except any part of subject property lying within Lay Lake.

Dennis Turner is one and the same as Dennis L. Turner.

Chris Turner is one and the same as Christine G. Turner.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above;

that we have a 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 to the said Grantees, 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 13th day of November, 2024.

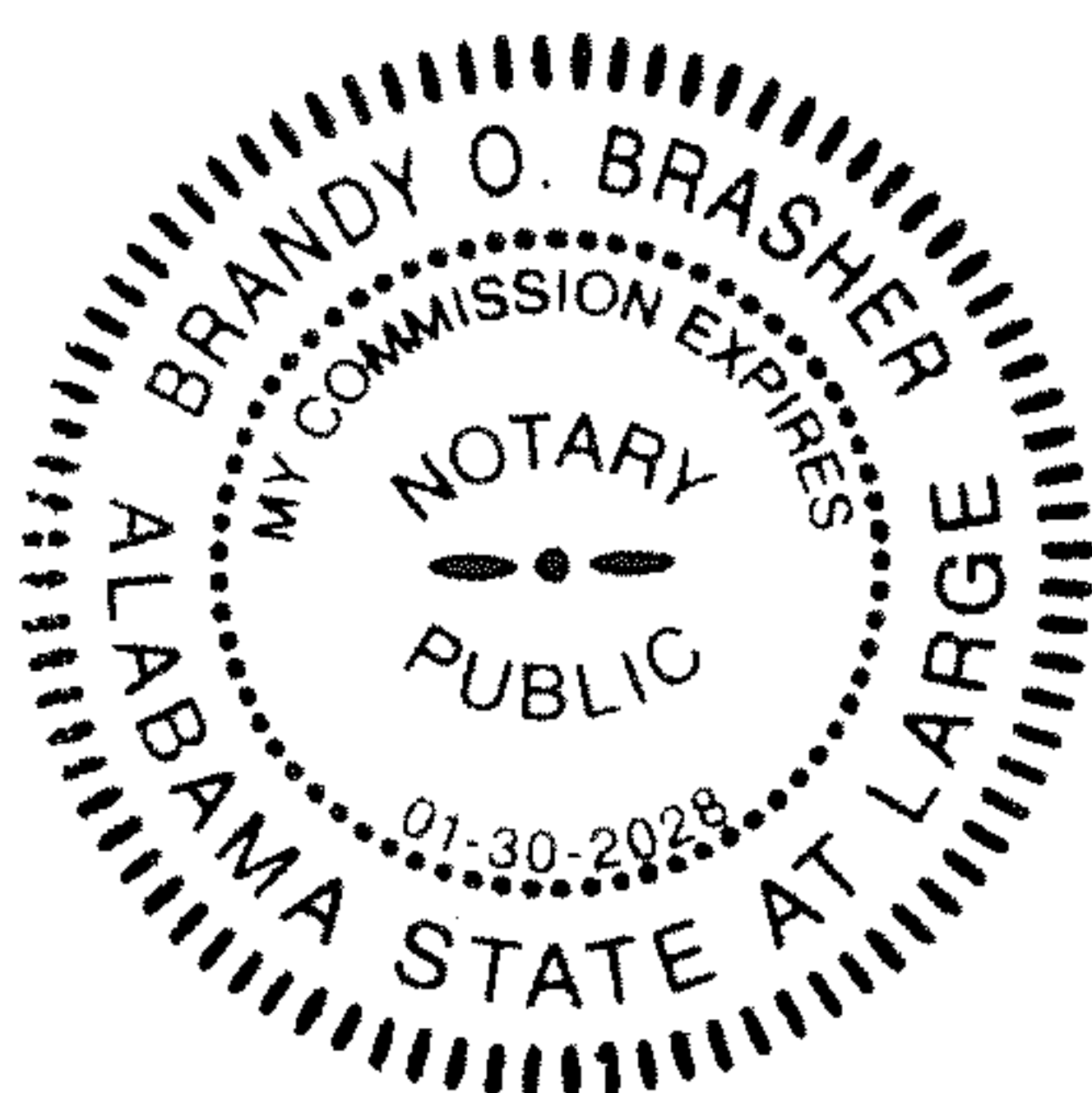
Dennis Turner
Dennis Turner

Chris Turner
Chris Turner

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Dennis Turner and Chris Turner, Husband and Wife, whose name(s) are signed to the foregoing conveyance and who 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 13th day of November, 2024.



Brandy O. Brasher
NOTARY PUBLIC
My Commission Expires: 1-30-28

Grantor's Name:
Dennis Turner
Chris Turner

Grantee's name:
Foster D. Key
Tina A. Key

Mailing Address:
4405 Albatross St.
Port Townsend, WA 98368

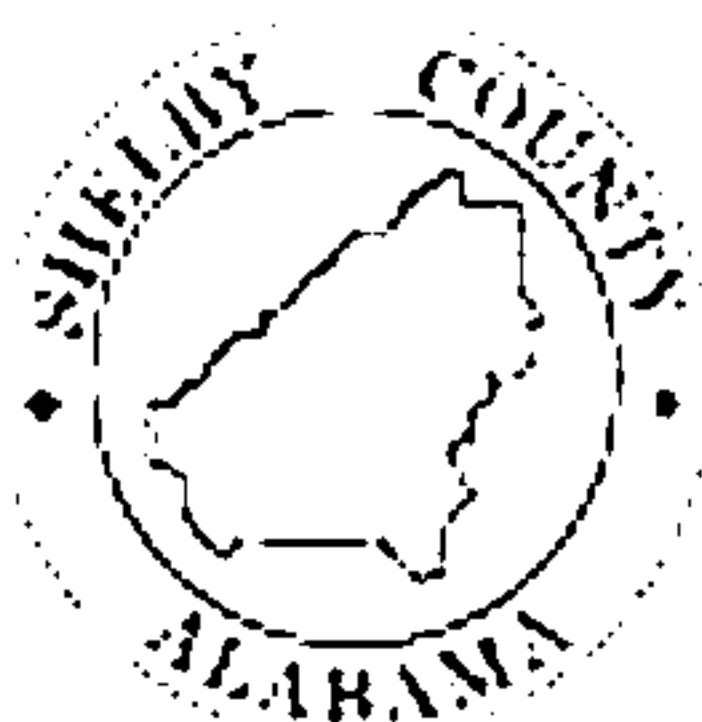
Mailing Address:
2583 Willowbrook Circle
Birmingham, AL 35242

Property Address:
130 Sheltered Cove
Wilsonville, AL 35186

Date of Sale: November 13, 2024
Total Purchase Price: \$699,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2024 01:10:09 PM
\$727.00 JOANN
20241113000352600

Allen S. Bayl