

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Jared Turnbloom
Debbie Turnbloom
Katlyn Burroughs

347 McMahon Highland
Colum, AL 35040

File No.: MV-24-30243

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Four Thousand Nine Hundred Dollars and No Cents (\$124,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jamie Raven Hazellief**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jared Turnbloom, Debbie Turnbloom, and Katlyn Burroughs**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spousee.

\$84,900.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees 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 of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of

Jamie Raven Hazellief
Jamie Raven Hazellief

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Jamie Raven Hazellief, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2024.

Mike T Atchison
Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: August 19, 2028

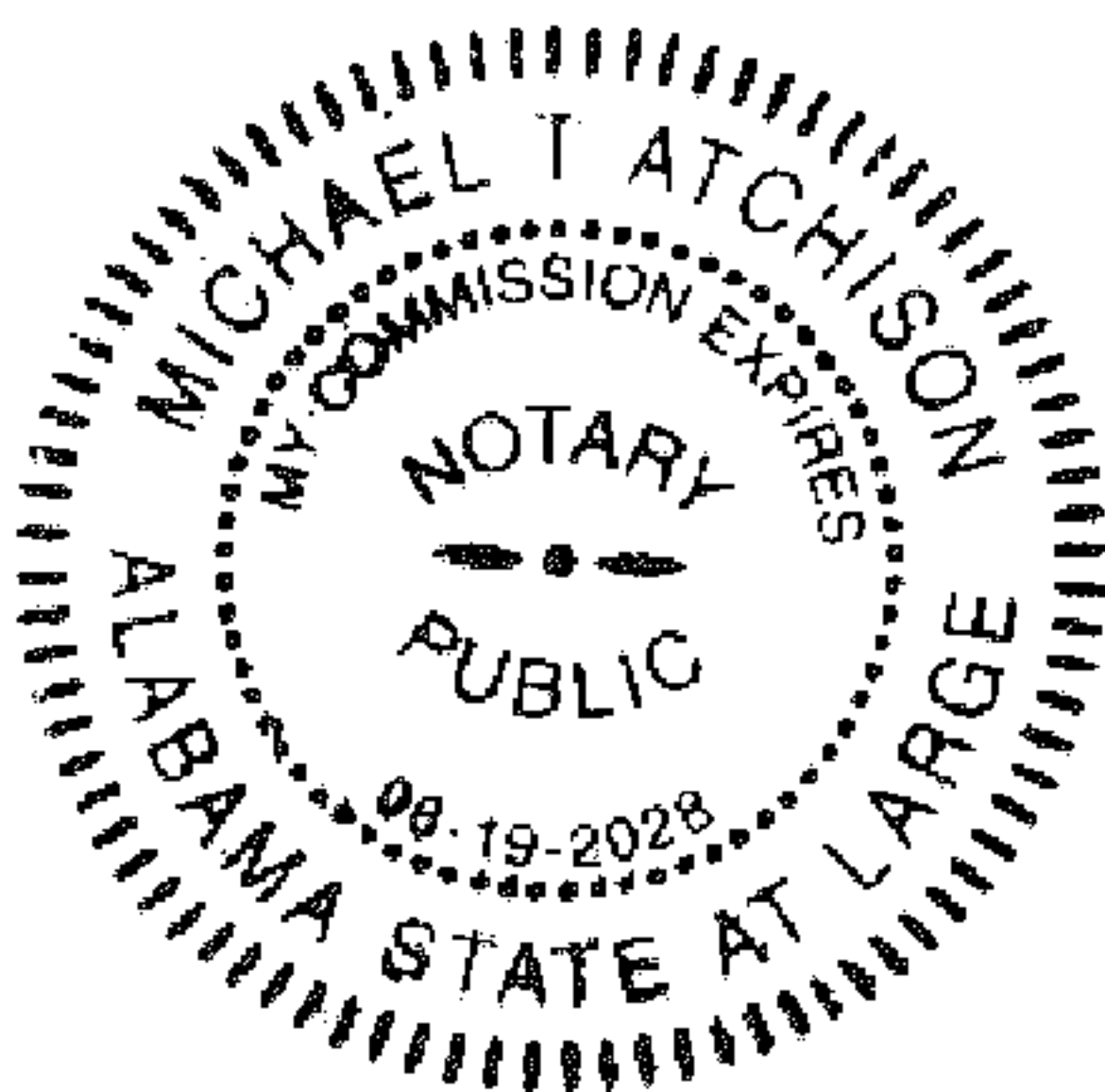


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West, described as follows:

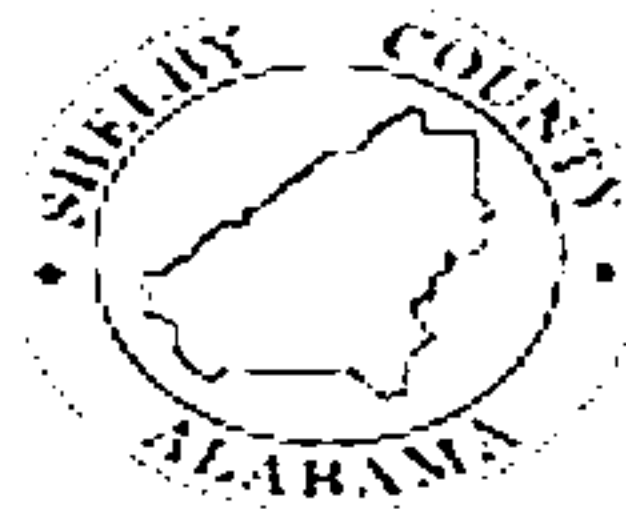
From the SW corner of the NW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West, run North on and along the West boundary line of said 1/4-1/4 Section a distance of 495 feet to the point of beginning; from the point of beginning thus established, run North on and along the West boundary line of said 1/4-1/4 Section a distance of 125 feet to a point; thence Easterly and parallel to the South boundary line of said 1/4-1/4 Section a distance of 217.8 feet to a point; thence Northerly and parallel to the West boundary line of said 1/4-1/4 Section a distance of 148 feet to a point; thence Easterly and parallel to the South boundary line of said 1/4-1/4 Section a distance of 1,102.2 feet, more or less, and to the East boundary line of said 1/4-1/4 Section; thence Southerly on and along the East boundary line of said 1/4-1/4 Section a distance of 273 feet to a point; thence Westerly and parallel to the South boundary line of said 1/4-1/4 Section a distance of 1,320.00 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following tract of land:

A tract of land located in Shelby County, Alabama; Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, and run thence Northerly along the West line of said Quarter-Quarter Section a distance of 486.00 feet to a point; thence turn a deflection angle of 88 degrees 00 minutes 30 seconds right and run Easterly a distance of 16.64 feet to a point on the Easterly right of way line of Shelby County Road No. 97; thence turn a deflection angle of 00 degrees 03 minutes 30 seconds left and run Easterly along existing property line a distance of 629.25 to the point of beginning of the property being described; thence continue along last described course a distance of 690.38 feet to a point; thence turn a deflection angle of 87 degrees 58 minutes 28 seconds left and run Northerly a distance of 272.89 feet to a point; thence turn a deflection angle of 92 degrees 00 minutes 00 seconds left and run Westerly a distance of 823.51 feet to a point; thence turn a deflection angle of 114 degrees 22 minutes 38 seconds left and run Southwesterly a distance of 299.54 feet to the point of beginning.

Together with an access easement for ingress and egress to the above described property along an existing graveled driveway, described as follows:

Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County and run thence Northerly along the West line of said 1/4-1/4 Section a distance of 495.00 feet to a point; thence turn 88 degrees 00 minutes 30 seconds right and run Easterly a distance of 15.90 feet to a point on the East right of way line of Shelby County Road No. 97 and the point of beginning of the easement being described; thence turn 00 degrees 00 03 minutes 30 seconds left and run Easterly along the existing property line a distance of 629.25 feet to a point; thence turn 114 degrees 21 minutes 04 seconds left and run Northwesterly a distance of 27.44 feet to a point; thence turn 65 degrees 38 minutes 54 seconds left and run Westerly and parallel to the South line of subject easement a distance of 575.0 feet, more or less, to a point; thence turn 24 degrees 30 minutes 10 seconds left and run Southeasterly a distance of 49.30 feet, more or less, to a point on the same said Easterly right of way line of Highway No. 97 and the end of said easement.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/20/2024 03:42:37 PM
 \$69.00 CHARITY

Alexis Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jamie Raven Hazellief	Grantee's Name	Jared Turnbloom Debbie Turnbloom Katlyn Burroughs
Mailing Address	<u>15227 Whitetail</u> <u>lane Athens AL 35013</u>	Mailing Address	<u>347 M. Mahon Highway</u> <u>Cadern, AL 35040</u>
Property Address	<u>402 Highway 97</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>December 20, 2024</u>
		Total Purchase Price	<u>\$124,900.00</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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 December 18, 2024

Print Jamie Raven Hazellief

Unattested

(verified by)

Sign

Jamie Raven Hazellief
 (Grantor/Grantee/Owner/Agent) circle one