

SEND TAX NOTICE TO:

Terry D. Turner, Jr. and Stephanie L. Turner
3834 Carisbrooke Circle
Hoover, AL 35226

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$305,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Katherine Anderson Benson, a married woman**, whose address is 4377 Heritage View Road, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Terry D. Turner, Jr. and Stephanie L. Turner**, whose address is 3834 Carisbrooke Circle, Hoover, AL 35226 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Terry D. Turner, Jr. and Stephanie L. Turner, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1918 Mountain Laurel Lane, Hoover, AL 35244 to-wit:**

Lot 47, according to the Survey of Davenport's Addition to Riverchase West, Sector 3, as recorded in Map Book 8, page 53 A, B, and C, in the Probate Office of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor, Katherine Anderson Benson, nor the homestead of her respective spouse.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators, and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of January, 2025.

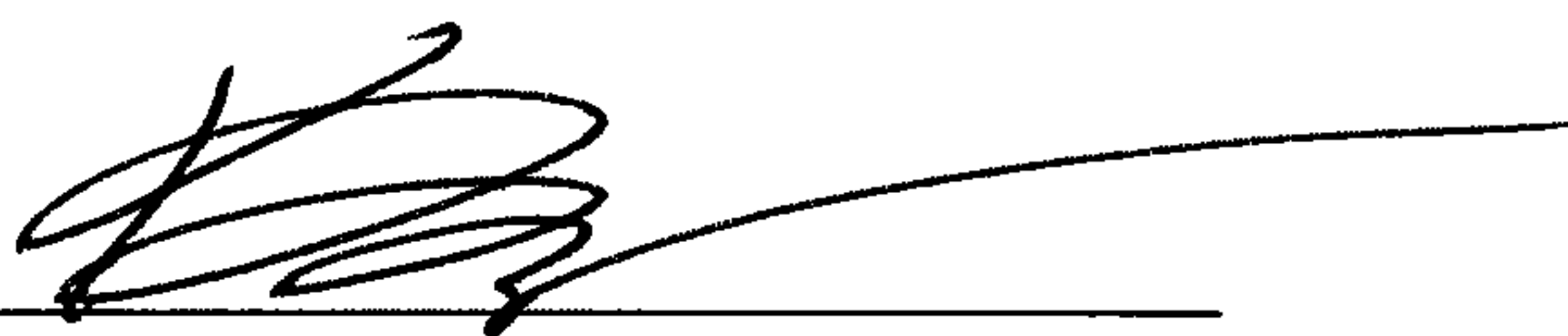


Katherine Anderson Benson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Katherine Anderson Benson** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

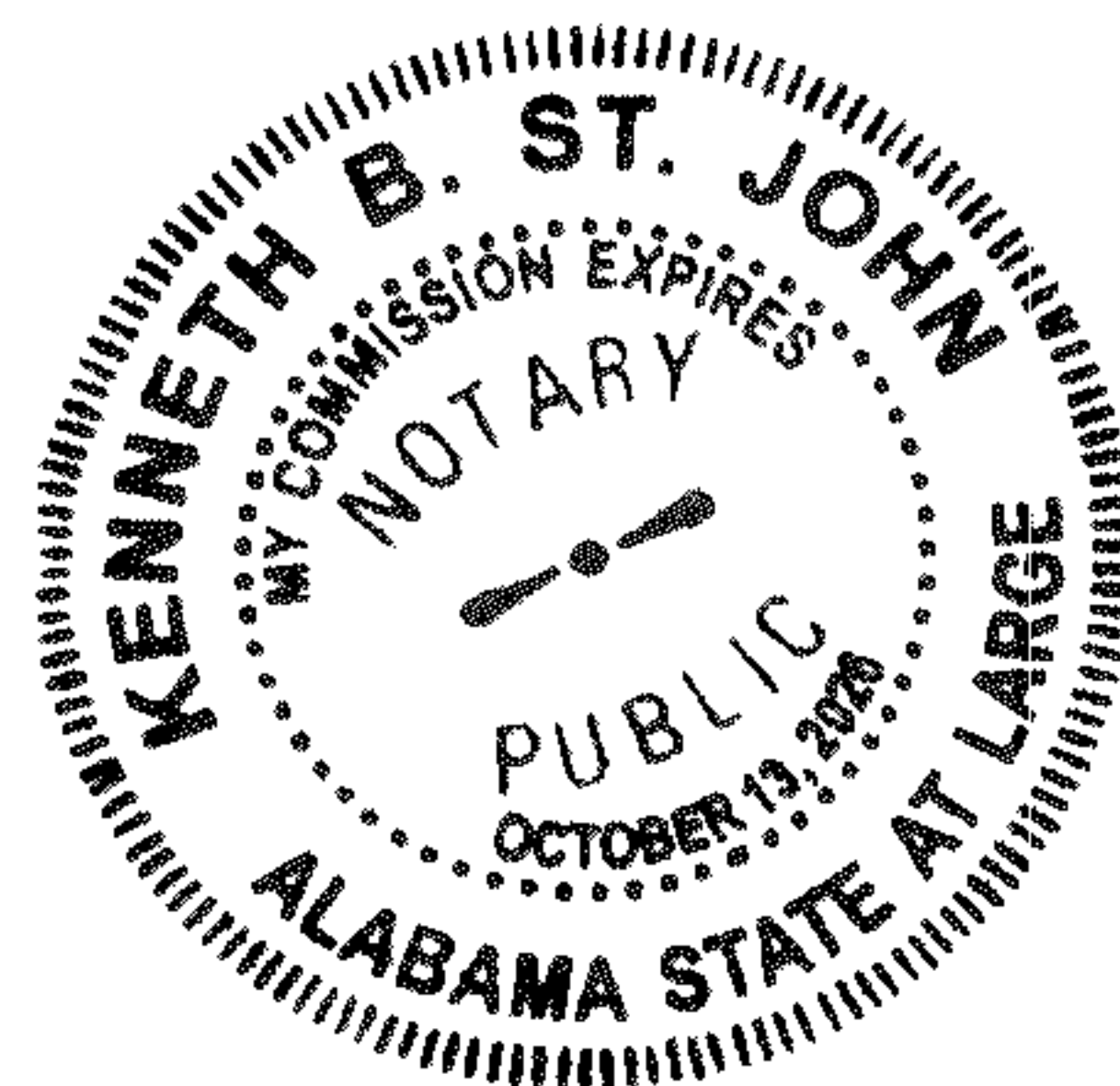
Given under my hand and official seal this 30th day of January, 2025.



Notary Public

Print Name: **Kenneth B. St. John**

My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/30/2025 01:22:13 PM
\$330.00 PAYGE
20250130000029630

