



20250702000200190 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/02/2025 08:16:51 AM FILED/CERT

Send Tax Notice to:
Ashley B. Wright and James Cody
Wright
4100 Kesteven Drive
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-5883

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$625,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Michelle L. Turner, an unmarried person (herein referred to as "Grantor,"** whether one or more), whose mailing address is

1712 E. KOSKUTH ST, COLUMBUS, OH 43206

by **Ashley Briana Wright and James Cody Wright (herein referred to as "Grantee,"** whether one or more), whose mailing address is

4100 Kesteven Drive, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **4100 Kesteven Drive, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Michelle L. Turner is the surviving grantee of that certain Warranty Deed recorded in Instrument Number 20040609000311810. The other grantee, Henry A Turner, is deceased, having died on or about 08/11/2023.

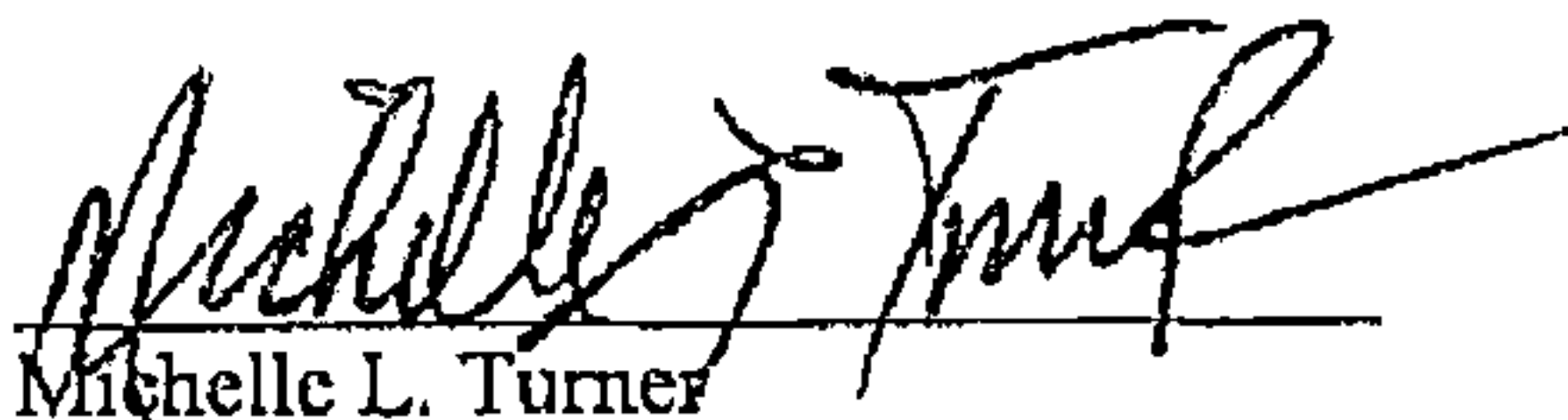
\$645,625.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.



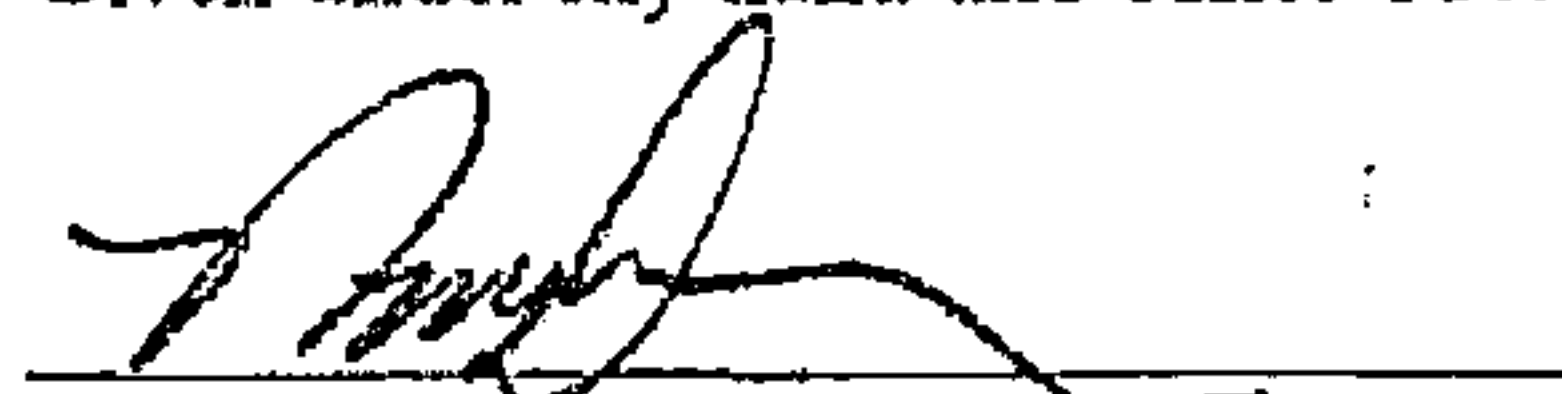
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 26 day of June, 2025.


Michelle L. Turner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michelle L. Turner whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of June, 2025.


Notary Public
My Commission Expires:

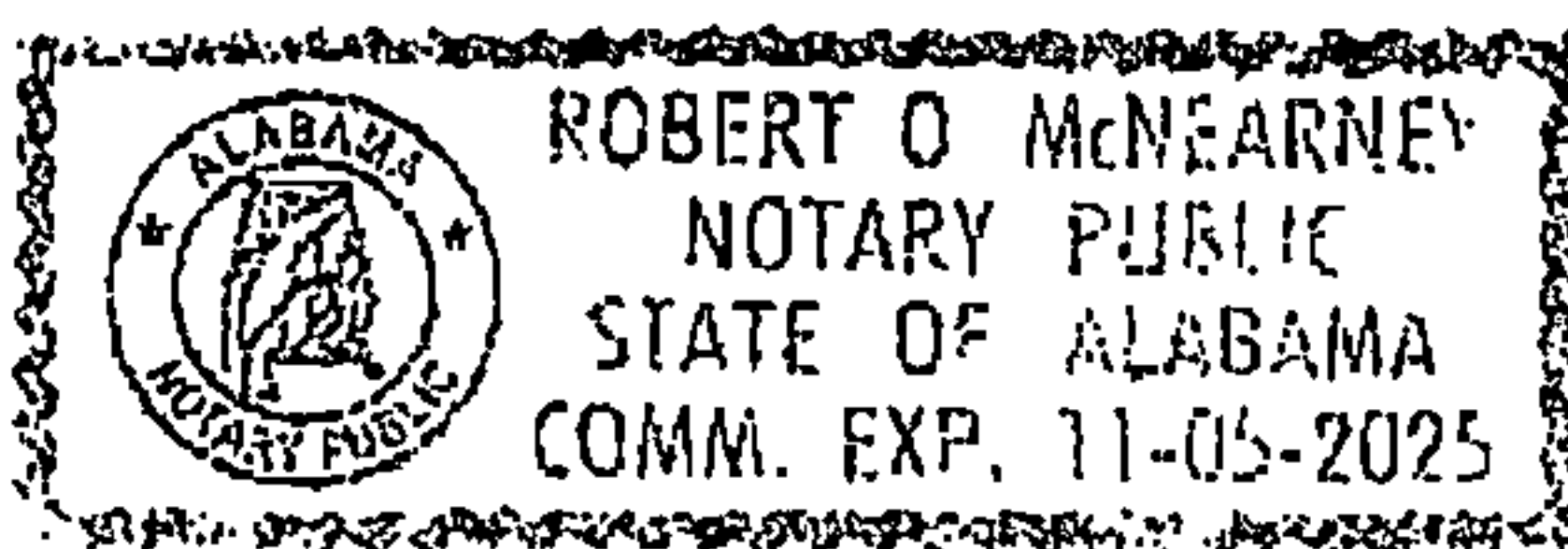


EXHIBIT A

Property 1:
LOT 154-A, ACCORDING TO A RESURVEY OF LOT 154, BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 6TH SECTOR, 4TH PHASE, AS RECORDED IN MAP BOOK 16, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County**



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Allie S. Bayl

General Warranty Deed - JTROS (AL)