

20250819000254850 1/3 \$441.00
Shelby Cnty Judge of Probate, AL
08/19/2025 01:51:06 PM FILED/CERT

PROPERTY ADDRESS:

248 Oxford Way
Pelham, AL 35124

INSTRUMENT PREPARED BY:

Davis H. Underwood, Esq.
105 Euclid Ave
Mountain Brook, AL 35213

SEND TAX NOTICE TO:

Jerry W. Turpen
248 Oxford Way
Pelham, AL 35124

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. PREPARER MAKES NO REPRESENTATIONS AND EXTENDS NO WARRANTIES AS TO THE CURRENT STATUS OF TITLE

WARRANTY DEED

Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten And No/100 Dollars (\$10.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jerry W. Turpen, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jerry W. Turpen and Tara Nicole Turpen and Traci Lynn Giffin (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 2693, according to the Survey of Weatherly Highlands The Ledges, Sector 26 - Phase Three, as recorded in Map Book 38, Page 71 A, B and C, in the Probate Office of Shelby County, Alabama.

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.

JERRY W. TURPEN WAS THE SURVIVING GRANTEE OF THAT CERTAIN CORPORATION WARRNATY DEED RECORDED IN INSTRUMENT NO. 20170301000070750 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE, BARBARA J. TURPEN, HAVING DIED ON OR ABOUT NOVEMBER 21, 2017.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

FILE NO.: CT-2500746

Shelby County, AL 08/19/2025
State of Alabama
Deed Tax: \$412.00



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IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 19th day of August, 20 25.

Jerry W. Turpen
Jerry W. Turpen

STATE OF ALABAMA
COUNTY OF JEFFERSON

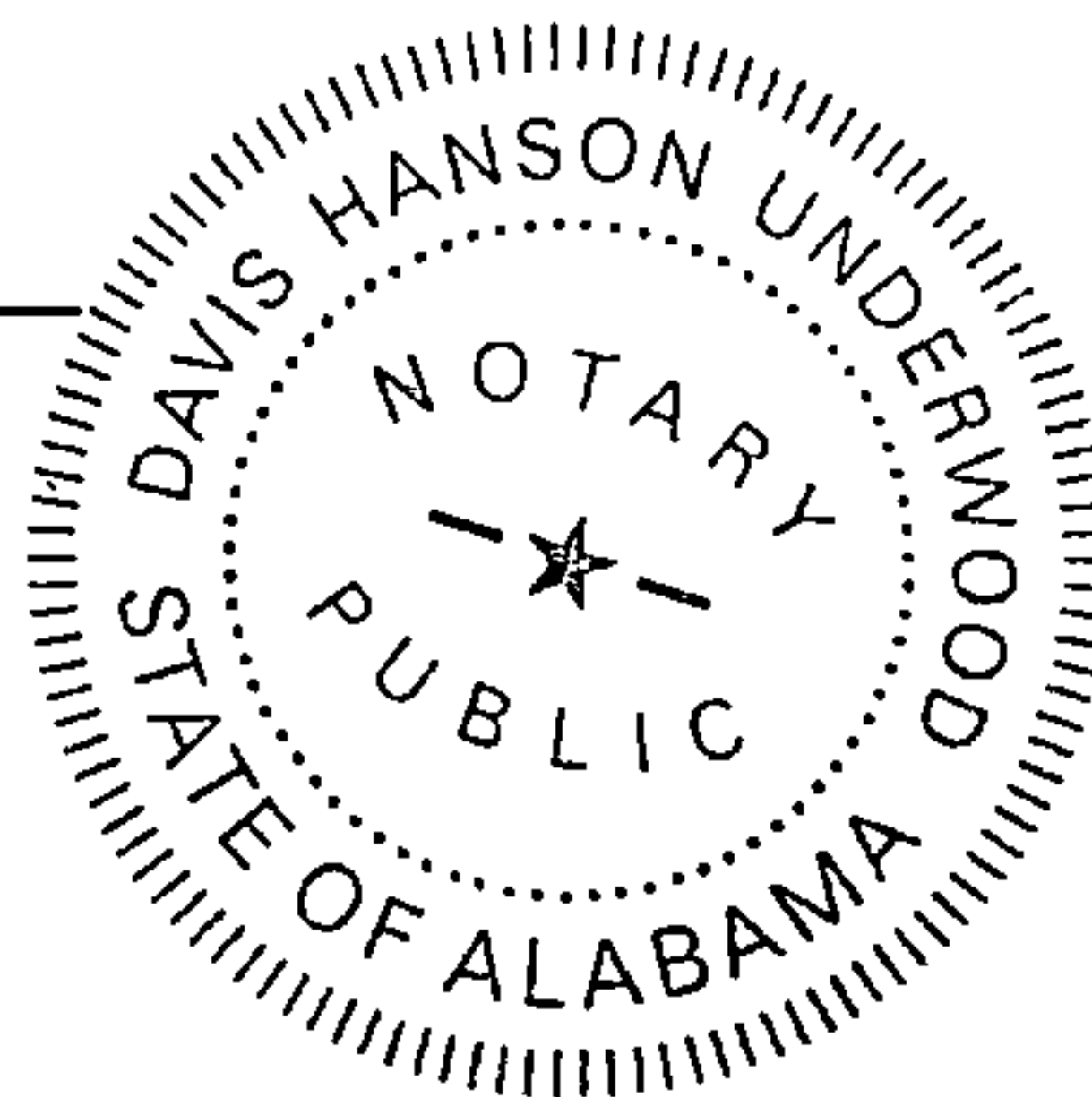
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry W. Turpen whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily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

Given under my hand and official seal on this 19th day of August, 20 25.

Davis H. Underwood
Davis H. Underwood
Notary Public

My commission expires: July 24, 2027

My Commission Expires
July 24, 2027



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

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Grantor's Name Jerry W. Turpen

Grantee's Name Jerry W. Turpen and Tara Nicole
Turpen and Traci Lynn Giffin

Mailing Address 248 Oxford Way
Pelham, AL 35124

Mailing Address 248 Oxford Way
Pelham, AL 35124

Property Address 248 Oxford Way
Pelham, AL 35124

Date of Transfer August 19, 2025
Total Purchase Price \$
or
Actual Value \$
or
2/3 Tax Assessor's Market Value \$ 411,900

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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other: 2/3 Tax Assessor's Market Value

☐ 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

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 or 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 with 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: 8-19-25

Sign

Agent