

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Melvin Dane Turquitt
1524 Lincoln Way
Unit 113
McLeen, VA 22102

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20251126000363470 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/26/2025 10:25:58 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY NINE THOUSAND DOLLARS AND ZERO CENTS (\$59,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Marcia Pearson Turquitt, Case No. PR-2025-003009, Probate Office, Shelby County, Alabama** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Melvin Dane Turquitt** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

Melvin E. Turquitt, the other grantee in Inst No. 20081223000473790, died on or about January 28, 2011

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of Nw 2025.

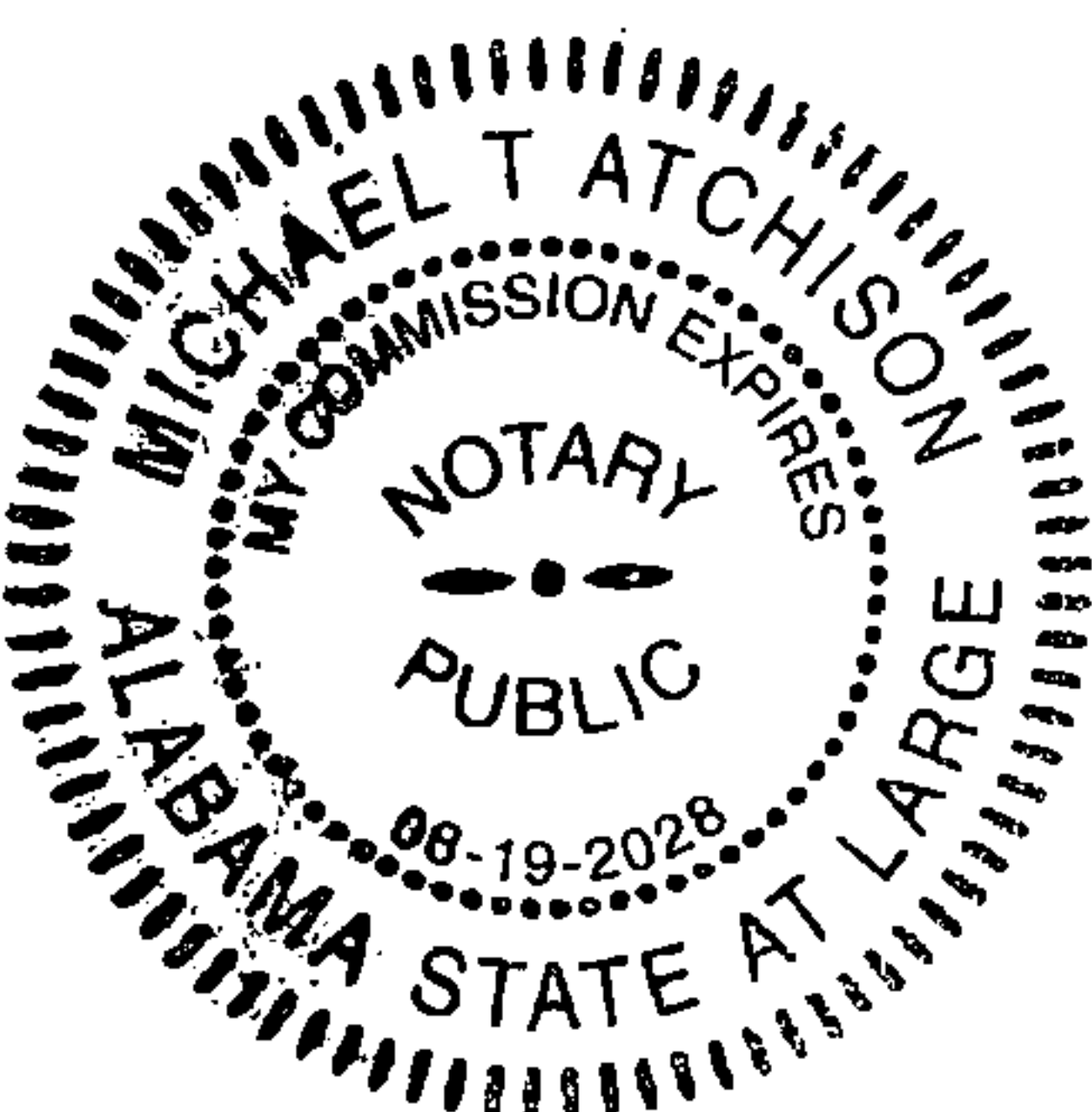


The Estate of Marcia Pearson Turquitt
Case No. PR-2025-003009
Melvin Dane Turquitt, Personal Representative

STATE OF AL
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **The Estate of Marcia Pearson Turquitt, Case No. PR-2025-003009 by Melvin Dane Turquitt as Personal Representative**, 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 this 25th day of Nw, 2025.





Notary Public
My Commission Expires: 8-19-28

EXHIBIT A – LEGAL DESCRIPTION



20251126000363470 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/26/2025 10:25:58 AM FILED/CERT

**Lot 3 and 4, according to the McKenna Family Subdivision, recorded in Map Book 49, Page 93,
Probate Office, Shelby County, Alabama.**

AND

**A parcel of land in the NW 1/4 of the NE 1/4 of Section 10, Township 24 North,
Range 15 East, Shelby County, Alabama, described as follows:
Commence at the Northwest corner of said Section 10; thence run East along the
North section line 3115.04 feet; thence turn right 89 degrees 29 minutes 20
seconds and run South 912.34 feet to the point of beginning; thence turn left 76
degrees 56 minutes 46 seconds and run Southeast 509.35 feet; thence turn right
77 degrees 05 minutes 27 seconds and run South 240.60 feet; thence turn 90
degrees 00 minutes 00 seconds and run West 880.00 feet; thence turn right 91
degrees 00 minutes 38 seconds and run North 356.77 feet; thence turn right 88
degrees 59 minutes 22 seconds and run East 367.10 feet; thence turn right 12
degrees 54 minutes 33 seconds and run Southeast 10.39 feet to the point of
beginning.**

**ALSO, an easement for ingress, egress and utilities, 20 feet wide, 10 feet on
each side of the following described centerline:
Commence at the Northwest corner of said Section 10; thence run East along the
North section line 3115.04 feet; thence turn right 89 degrees 29 minutes 20
seconds and run South 698.86 feet to a point on the Southwest right of way of
Shelby county Highway #46 and the point of beginning of said centerline; thence
continue last course 213.48 feet to the end of said centerline.**

According to the survey of Amos Cory, RLS #10550, dated August 26, 1991.

Real Estate Sales Validation Form

20251126000363470 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/26/2025 10:25:58 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name Estate Marcia Turpin
Mailing Address 1524 Lincoln Way
Unit 113
McLean Va 22102

Grantee's Name Melvin Dore Turpin
Mailing Address 1524 Lincoln Way
Unit 113
McLean VA 22102

Property Address 1202 Hwy 46
Shelby AL 35113

Date of Sale 25 Nov 2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 59,000

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other True Value

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 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 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 25 Nov 2025

Print Melvin Dore Turpin

Unattested

(verified by)

Sign Melvin Dore Turpin

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1