

This instrument was prepared by:

A. Eric Johnston, Attorney
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

Robert and Mary Anne Turnbull
4943 Meadowbrook Way
Birmingham, AL 35242

WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Robert Harry Turnbull and spouse, Mary Anne Turnbull**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Robert Harry Turnbull or Mary Anne Turnbull, Trustees, or any successor trustee of the Robert and Mary Anne Turnbull Family Trust dated the 23rd day of December 2025** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 46, according to the survey of Meadow Brook, second Sector, First Phase, as recorded in the office of the Judge of Probate of Shelby County, Alabama, in Map Book 7, Page 65,

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

NO TITLE OPINION GIVEN.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of December, 2025.


Robert Harry Turnbull

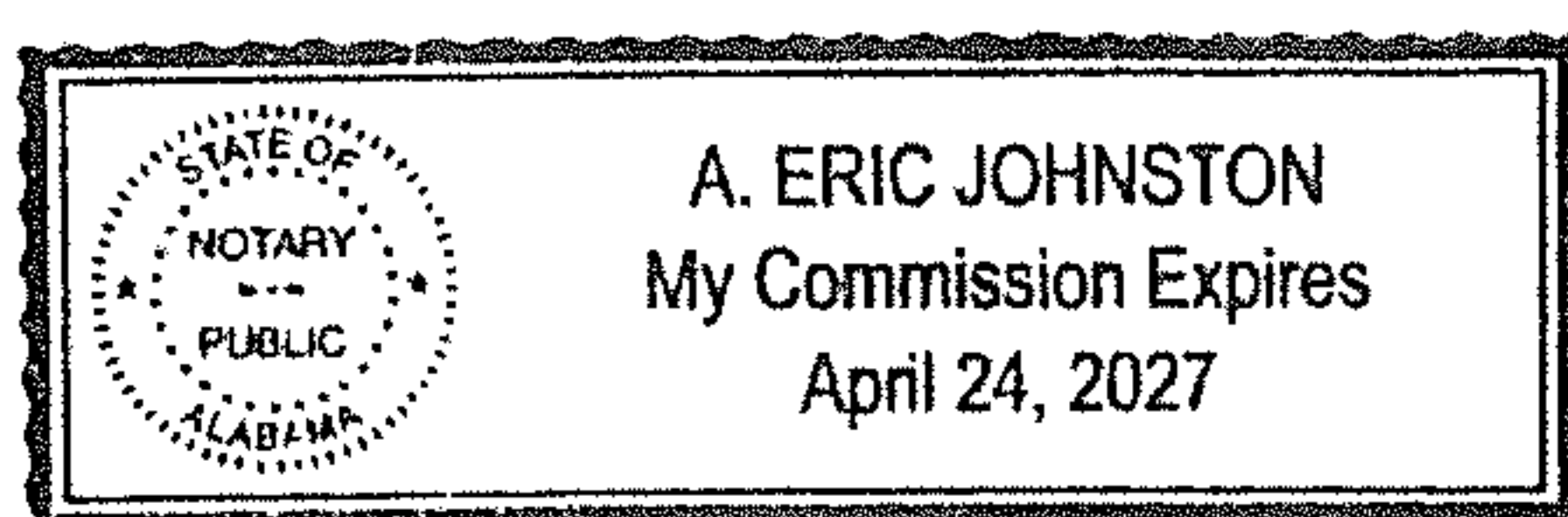

Mary Anne Turnbull

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Robert Harry Turnbull and Mary Anne Turnbull**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2025.




A, Eric Johnston, Notary Public
My Commission Expires: 4-24-27

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Robert & Mary Ann Turnbull
 Mailing Address 4943 Meadowbrook Way
Birmingham, AL 35242

Grantee's Name Robert & Mary Ann Turnbull
 Mailing Address 4943 Meadowbrook Way
Birmingham, AL 35242

Property Address 4943 Meadowbrook Way
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 523,000

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/26/2025 08:42:21 AM
 \$552.00 BRITTANI
 20251226000393290



Allen S. Byrd

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 Tax Assessor
☐ 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 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 12.23.25

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1