

Send tax notice to:

Barry N. Key, Jr & Tracey L. Key

204 Shore Front Lane

Wilsonville, AL 35186

File No. PEL1500106

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Nineteen Thousand Nine Hundred and 00/100 Dollars (\$19,900.00) in hand paid to the undersigned, Lee Alabama, LLC, a Kentucky limited liability company (hereinafter referred to as "Grantor") by **Barry N. Key, Jr. and Tracey L. Key** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Final Plat of Glenstone Cottages, as recorded in Map Book 38, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

Covenants, restrictions, and conditions of record if any.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

  
20150512000156390 1/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/12/2015 11:00:49 AM FILED/CERT

IN WITNESS WHEREOF, Grantor, Lee Alabama, LLC, a Kentucky Limited Liability Company, by Paul B. Lee its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 4<sup>th</sup> day of May, 2015.



Lee Alabama, LLC,  
a Kentucky limited Liability  
Company

A handwritten signature of Paul B. Lee in cursive script.

By: Paul B. Lee  
Its: Managing Member

STATE OF Kentucky )

COUNTY OF Wester )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul B. Lee, whose name as its Managing Member of Lee Alabama, LLC, a Kentucky limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 4 day of May, 2015.

A handwritten signature of the Notary Public in cursive script.  
Notary Public

Print Name:

Commission Expires: 9-12-15

Shelby County, AL 05/12/2015  
State of Alabama  
Deed Tax: \$20.00

A standard 1D barcode.

20150512000156390 2/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/12/2015 11:00:49 AM FILED/CERT



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name  
Mailing Address

Lee Alabama LLC  
765 Meeks Road  
Oakland, KY 40339

Grantee's Name  
Mailing Address

Barry N. Key Jr  
Tracey L. Key  
204 Shore Front Lane  
Wilsonville AL 35186

Property Address

150 Glenstone Drive  
Columbiana, AL 35051

Date of Sale

4-30-15

Total Purchase Price \$

19,900.00

or

Actual Value \$

or

Assessor's Market Value \$

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

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 ~~05-05-15~~ 5-5-15

Print

David W. Lewis

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20150512000156390 3/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
05/12/2015 11:00:49 AM FILED/CERT