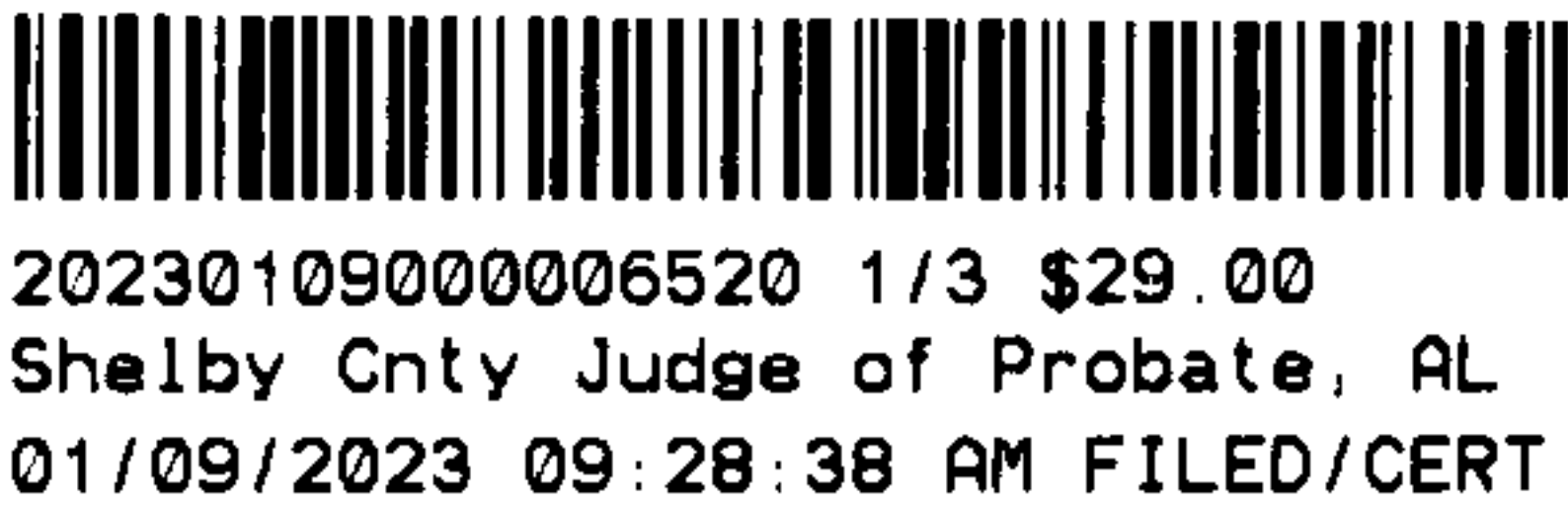


This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Mary James Lee**



**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **ONE HUNDRED EIGHTY SIX THOUSAND DOLLAR AND ZERO CENTS (\$186,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Mary James Lee as Personal Representative of The Estate of Shirley J. Burnett, PR-2022-000450* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Mary James Lee* (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, 2022.
- 2. Easements, restrictions, rights of way, and permits of record

This deed is executed as completion of the transfer of the above-described property from the Estate of Shirley J. Burnett to grantee herein as devisee under the Will of Shirley J. Burnett.

**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 9<sup>th</sup> day of January, 2023.

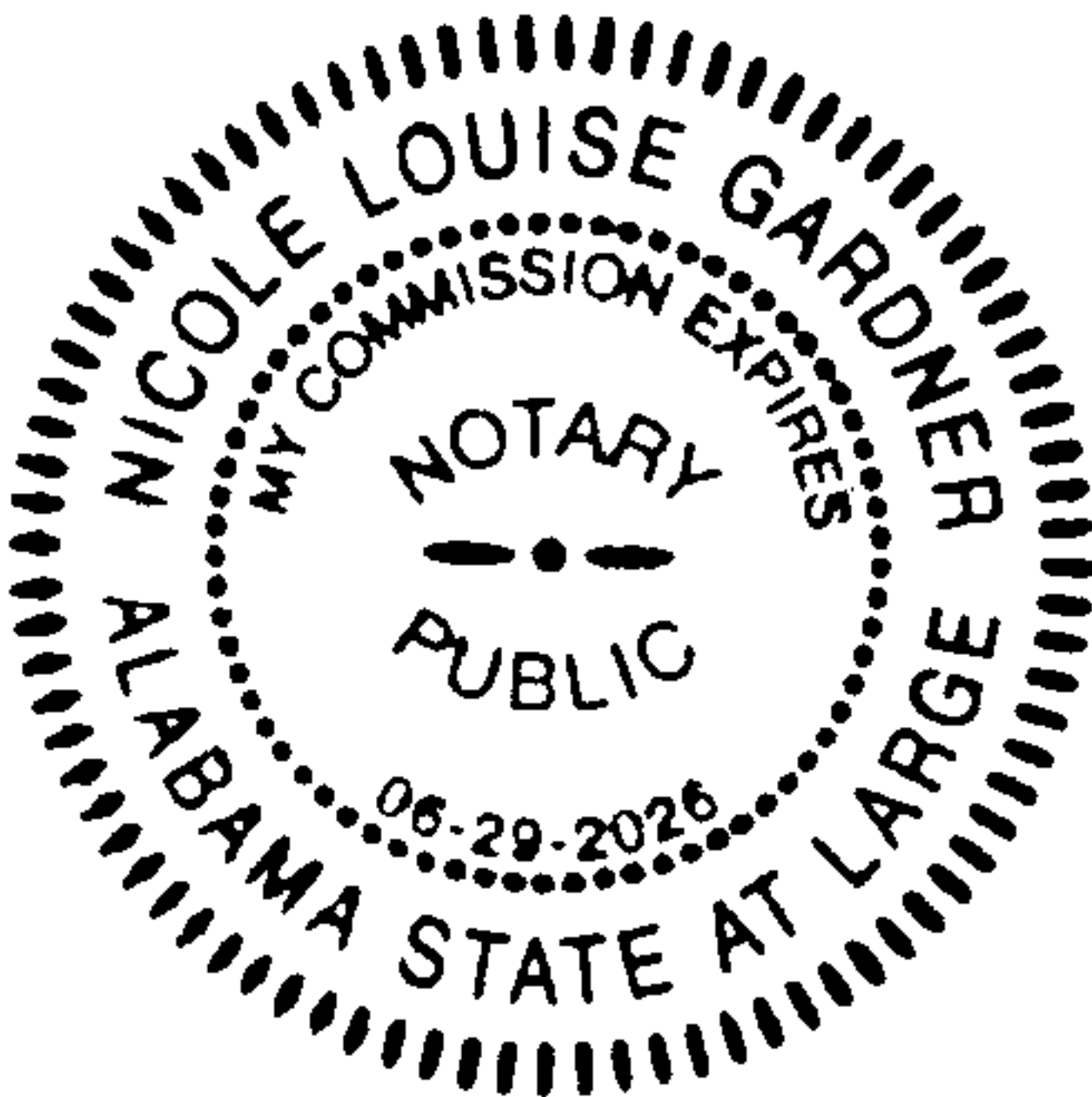
Mary Lee Personal representative  
*The Estate of Shirley J. Burnett, PR-2022-000450*  
**Mary James Lee**  
**Personal Representative**

**STATE OF** Alabama  
**COUNTY OF** Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Mary James Lee as Personal Representative of The Estate of Shirley J. Burnett, PR-2022-000450*, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of January 2023.

Nicole Louise Gardner  
Notary Public  
My Commission Expires 6-29-26



**EXHIBIT A – LEGAL DESCRIPTION**



20230109000006520 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
01/09/2023 09:28:38 AM FILED/CERT

Commence at the Northwest corner of the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence easterly along the North line of said S  $\frac{1}{2}$  of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  a distance of 281.06 feet to a point on the East right of way line of the FUNGO HOLLOW ROAD; thence turn an angle of 102 degrees 32 minutes right and run southwesterly along said right of way line 334.24 feet to the point of beginning of the property being described; thence continue along last described course 100.0 feet to a point; thence turn an angle of 102 degrees 38 minutes left and run 153.72 feet to a point; thence 77 degrees 22 minutes left 100.0 feet to a point; thence turn an angle of 102 degrees 38 minutes left 153.72 feet to the point of beginning.



# Real Estate Sales Validation Form

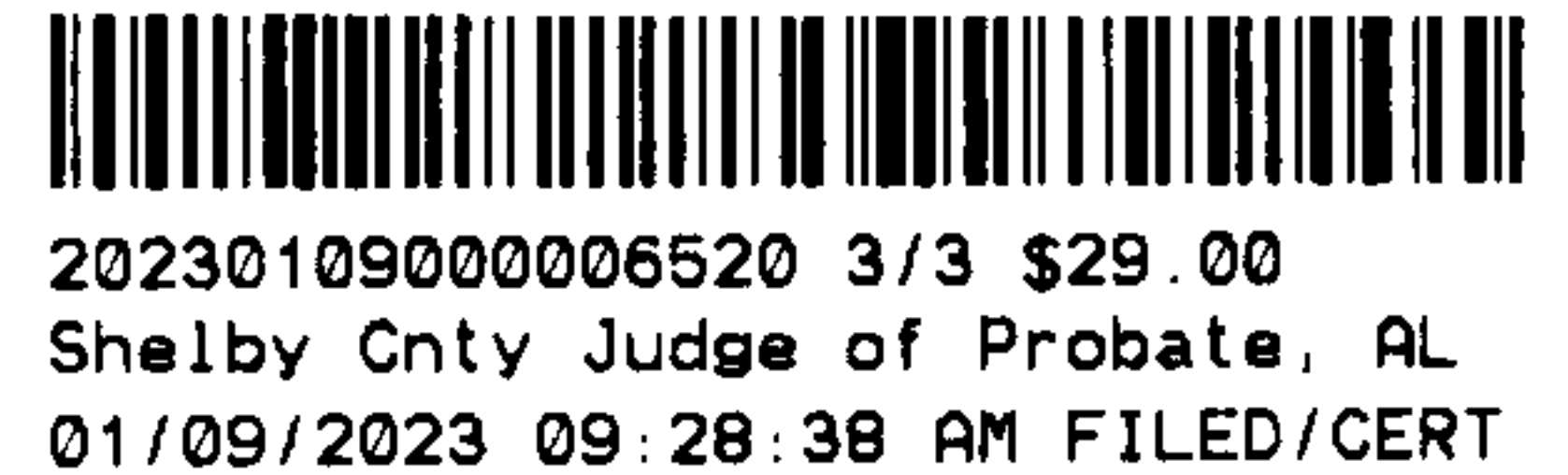
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Shirley Burnett  
Mailing Address 1290 Hwy 35  
Pelham, AL 35124

Grantee's Name Mary Lee  
Mailing Address 585 Lake Shore Dr  
Cropwell, AL 35054

Property Address 1290 Hwy 35  
Pelham, AL 35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_



Assessor's Market Value \$ 186,000

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 per will

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 1-11-23

Print MARY LEE

Unattested

Sign

Mary Lee

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1