

SEND TAX NOTICE TO:

  
20120806000286660 1/4 \$140.00  
Shelby Cnty Judge of Probate, AL  
08/06/2012 01:37:17 PM FILED/CERT

[Space Above This Line for Recording Data]

THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

## STATUTORY

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Ten Dollars and 00/100 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, Scott Lee, a married man, joined by his wife, Cheryl Lee, a married woman, \*this property does not constitute the homestead of either Scott Lee or his wife, Cheryl Lee, Shirene Roberson, a single woman,\*this property does not constitute the homestead of Shirene Roberson\*, and Betty J. Lee, a single woman, as the heirs of William Ronnie Lee, Deceased, having died on or about June 05, 2012 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Betty J. Lee, a single woman (herein referred to as grantee), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY** County, Alabama, to wit:

Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 34, Township 18, Range 2 East, Shelby County, Alabama, and run south along said 1/4-1/4 section line 248.68 feet; thence run east 208.56 feet; thence run south 1073.51 feet to a point on the southerly boundary of said 1/4-1/4 section; thence run east along said 1/4-1/4 section line to the SE corner of said 1/4-1/4 section; thence run north to the NE corner of said 1/4-1/4 section, thence continue north along the east boundary of the NW 1/4 of the NE 1/4 of said section 34, to a fence line being the centerline of Old Jim Burk Road; thence run southwesterly along said fence line 1465 feet, more or less, to its intersection with the west boundary of the NW 1/4 of the NE 1/4 of said section 34; thence south along said west boundary 408.41 feet, to the point of beginning. Said property containing 58.671 acres, more or less.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

**To Have and To Hold** to unto Grantee and their heirs and assigns forever for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby

Shelby County, AL 08/06/2012  
State of Alabama  
Deed Tax: \$117.00

conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5<sup>th</sup> day of August, 2012  
Scott Lee  
Scott Lee  
Cheryl Lee  
Cheryl Lee

Shirène Roberson  
Shirène Roberson

Betty J. Lee  
Betty J. Lee

STATE OF Alabama, Shelby County ss:

I, MARTHA PAIR COX, a Notary for said County and in said State, hereby certify that Scott Lee, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument they, executed the same voluntarily on the day the same bears date.

Martha Pair Cox

Given under my official hand and seal this the 5<sup>th</sup> day of August, 2012.

My Commission Expires:

JUL - 6 2013

Notary Public

(SEAL)

STATE OF Alabama, Shelby County ss:

I, MARTHA PAIR COX, a Notary for said County and in said State, hereby certify that Cheryl Lee, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument they, executed the same voluntarily on the day the same bears date.

Martha Pair Cox

Given under my official hand and seal this the 5<sup>th</sup> day of August, 2012.

My Commission Expires:

JUL 6 2013

Notary Public

(SEAL)



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STATE OF Alabama, Shelby County ss:

I, MARTHA PAIR COX, a Notary for said County and in said State, hereby certify that Shirene Roberson, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument they, executed the same voluntarily on the day the same bears date.

Martha Pair Cox

Given under my official hand and seal this the 5<sup>th</sup> day of August, 2012.

My Commission Expires:

JUL - 6 2013

\_\_\_\_\_  
Notary Public

(S E A L)

STATE OF Alabama, Shelby County ss:

I, MARTHA PAIR COX, a Notary for said County and in said State, hereby certify that Betty J. Lee, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument they, executed the same voluntarily on the day the same bears date.

Martha Pair Cox

Given under my official hand and seal this the 5<sup>th</sup> day of August, 2012.

My Commission Expires:

JUL - 6 2013

\_\_\_\_\_  
Notary Public

(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr., Esq.  
3500 Colonnade Parkway  
Suite 350  
Birmingham, Alabama 35243



20120806000286660 3/4 \$140.00  
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## Real Estate Sales Validation Form

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

Grantor's Name Scott Lee  
Mailing Address 906 Mallory  
Wilsonville AL 35186

Grantee's Name Betty Lee  
Mailing Address 618 Hwy 59  
Vincent, AL 35178

Property Address \_\_\_\_\_  
\_\_\_\_\_

Date of Sale 08/06/12  
Total Purchase Price \$ ~~233,550~~

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 233,550.00

1/2 Value Conveyed  
\$116,775.00

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 8-6-12

☒ Unattested

KW

(verified by)

Print Betty Lee

Sign Betty Lee

(Grantor/Grantee/Owner/Agent) circle one