

SEND TAX NOTICE TO:

Harry R. Andress, III

3609 Lakeside Drive

Birmingham, AL 35243

This instrument was prepared by

A. Eric Johnston, Esquire

1200 Corporate Drive, Suite 107

Birmingham, Alabama 35242



20131211000477140 1/2 \$131.00
Shelby Cnty Judge of Probate, AL
12/11/2013 12:31:03 PM FILED/CERT

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 grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **H. B. Lee, Jr. as Personal Representative of the Estate of Harry R. Andress, Jr., deceased** (herein referred to as grantor), grant, bargain, sell and convey unto **Harry R. Andress, III** and **Larrayne Davis Andress** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 5, Airpark Industrial Complex, as recorded in Map Book 13, page 136, being re-platted and the new plat being recorded in Map Book 19, page 116, in the Probate Office of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

NO TITLE OPINION GIVEN

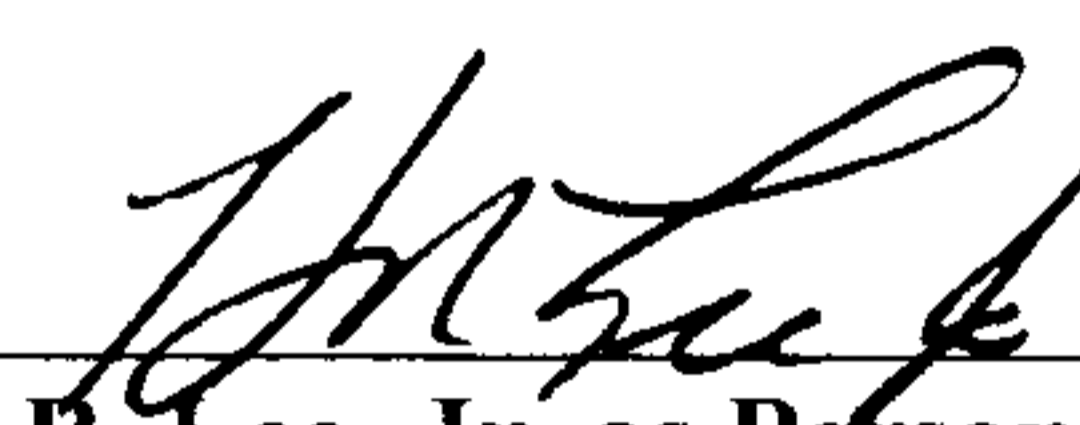
This is not the homestead of Harry R. Andress, Jr.

* Est. of Harry R. Andress, Jr., Probate Ct. Jeff. Co., AL Case # 181811.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we am 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, I have hereunto set my hand and seal, this 10th day of December, 2013.



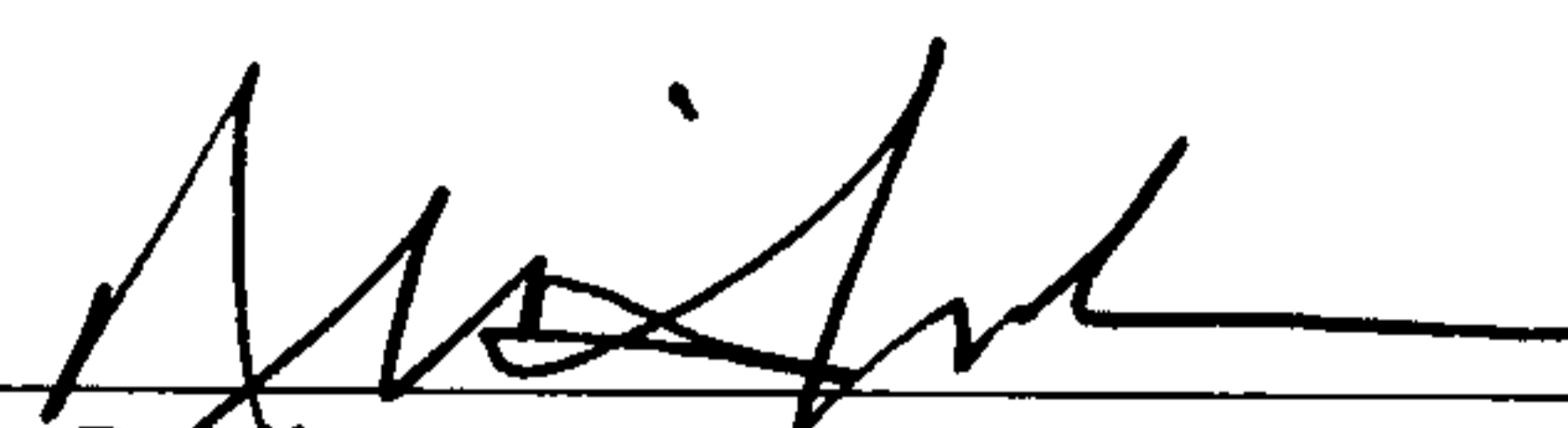
H. B. Lee, Jr. as Personal Representative of
the Estate of Harry R. Andress, Jr., deceased

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **H. B. Lee, Jr.**, whose name is signed as Personal Representative of the Estate of Harry R. Andress, Jr., deceased, 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 10th day of December, 2013.



Notary Public
My Commission Expires: 2-3-2016

Shelby County, AL 12/11/2013
State of Alabama
Deed Tax: \$114.00

Real Estate Sales Validation Form

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

Grantor's Name H. B. Lee, Jr. as Personal Representative of the Grantee's Name Harry R. Address, III and Larrayne Davis Address
Mailing Address Estate of Harry R. Address, Jr. deceased Mailing Address 3609 Lakeside Drive
3800 Colonnade Pkwy. Birmingham, AL 35243
Suite 500

Property Address Lot 5 Date of Sale _____
Airpeak Industrial Complex Total Purchase Price \$ _____
Airpeak Industrial Drive or
Albion, AL Actual Value \$ _____
Assessor's Market Value \$ 114,000

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Notice
☐ 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.

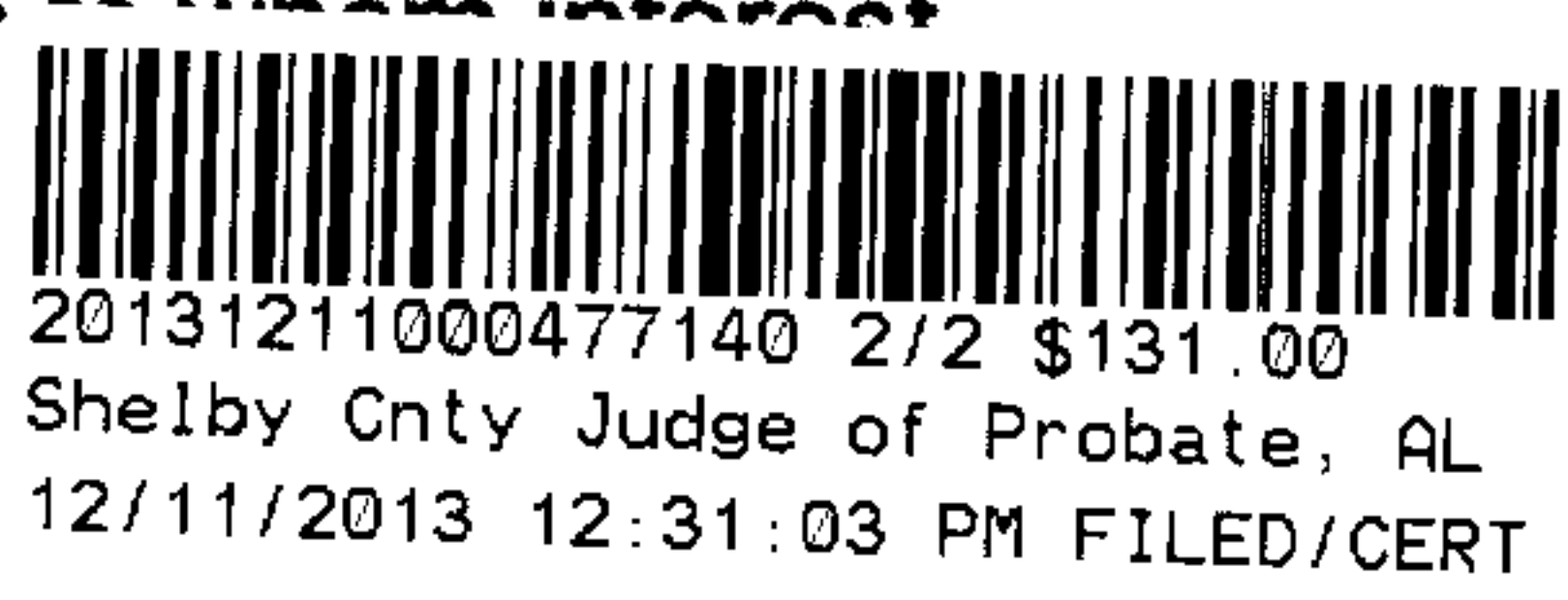
Property address - the physical address of the property being conveyed, if available

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 _____ Print A. Eric Johnston
Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/Agent) circle one
Print Form Form RT-1