

**THIS INSTRUMENT PREPARED BY:**

James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

**SEND TAX NOTICE TO:**

Stephen H. Lee  
16200 Highway 61  
Wilsonville, Alabama 35186

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

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Forty-four Thousand and No/100 (\$44,000.00) Dollars and other good and valuable consideration, to the undersigned grantor, James M. Lawrence, an unmarried man (hereinafter sometimes referred to as "Grantor"), in hand paid by Stephen H. Lee (hereinafter sometimes referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama described as follows:

Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 1 East and run North for 2581.13 feet; thence South 87° 59' 05" East for 281.30 feet; thence South 88° 31' 31" East for 100.00 feet to the Point of Beginning; thence from said Point of Beginning South 86° 51' 53" East a distance of 298.33 feet; thence South 00° 31' 02" West a distance of 1,290.71 feet; thence North 81° 09' 52" West a distance of 380.25 feet; thence North 00° 28' 46" West a distance of 312.68 feet; thence South 88° 33' 41" East a distance of 88.00 feet; thence North 00° 28' 47" West a distance of 571.39 feet; thence South 88° 48' 49" East a distance of 12.00 feet; thence North 00° 28' 53" West a distance of 367.05 feet back to the Point of Beginning.


**SUBJECT TO:** (1) Current taxes; (2) Right of way granted to Alabama Power Company by instrument recorded in Deed Book 220, Page 344, in the Probate Office of Shelby County, Alabama; (3) Less and except any portion of subject property lying within a road right of way.

James M. Lawrence (also known as James Marvin Lawrence) is the surviving grantee in those certain deeds recorded in Real 35, Page 642, and Instrument 20060303000101610, the other grantee, Melinda Lawrence (also known as Melinda Hollis Lawrence), having died on or about July 27, 2008.


**TO HAVE AND TO HOLD** to the Grantee, his heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with the Grantee, his heirs and assigns, that he is lawfully seized in fee simple of the premises; that the premises are free from all encumbrances, except as noted above; that he has a good right to sell and convey the premises as aforesaid; that he will, and his heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 02/19/2015  
State of Alabama  
Deed Tax: \$44.00

  
20150219000052780 1/3 \$64.00  
Shelby Cnty Judge of Probate, AL  
02/19/2015 11:13:06 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10<sup>th</sup> day of February, 2015.

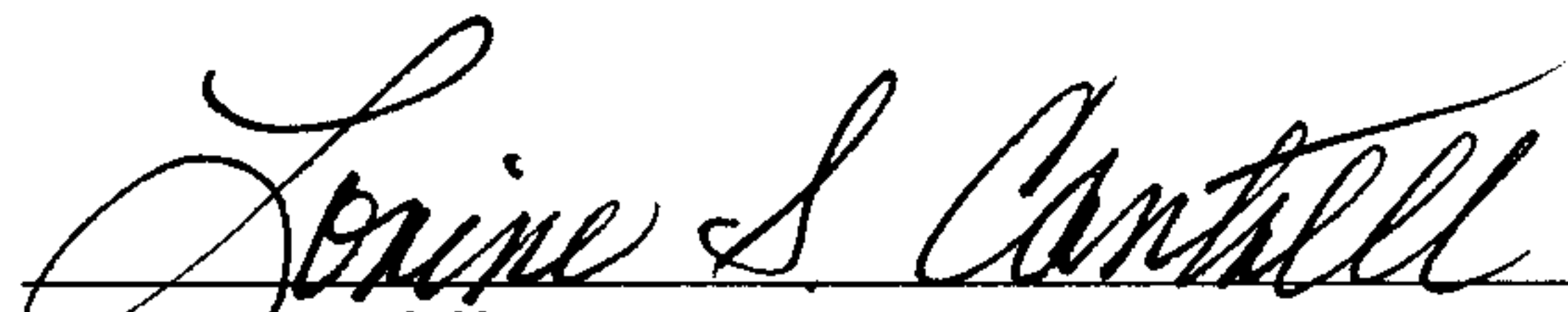
  
James M. Lawrence (also known as James Marvin Lawrence)

STATE OF ALABAMA     )

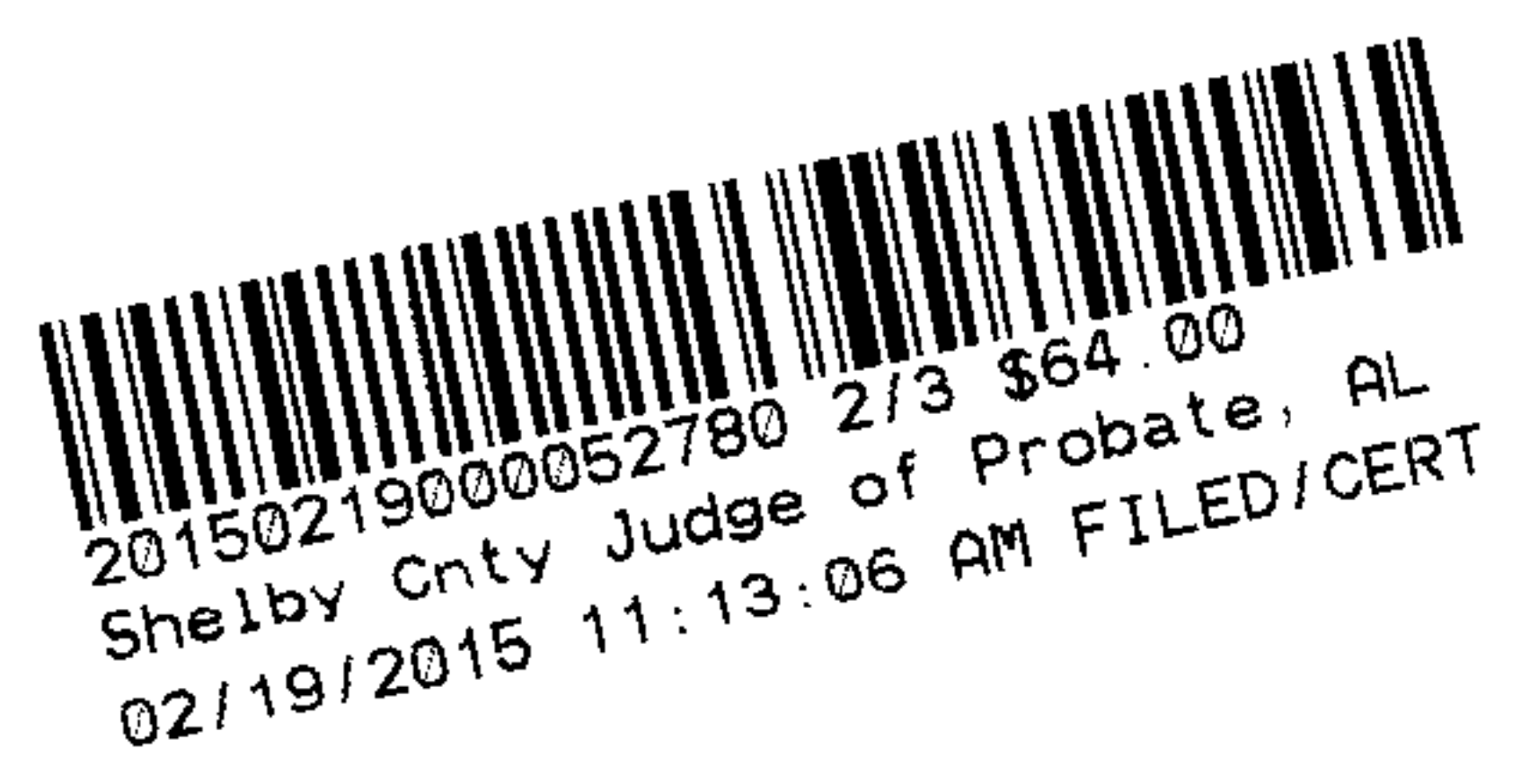
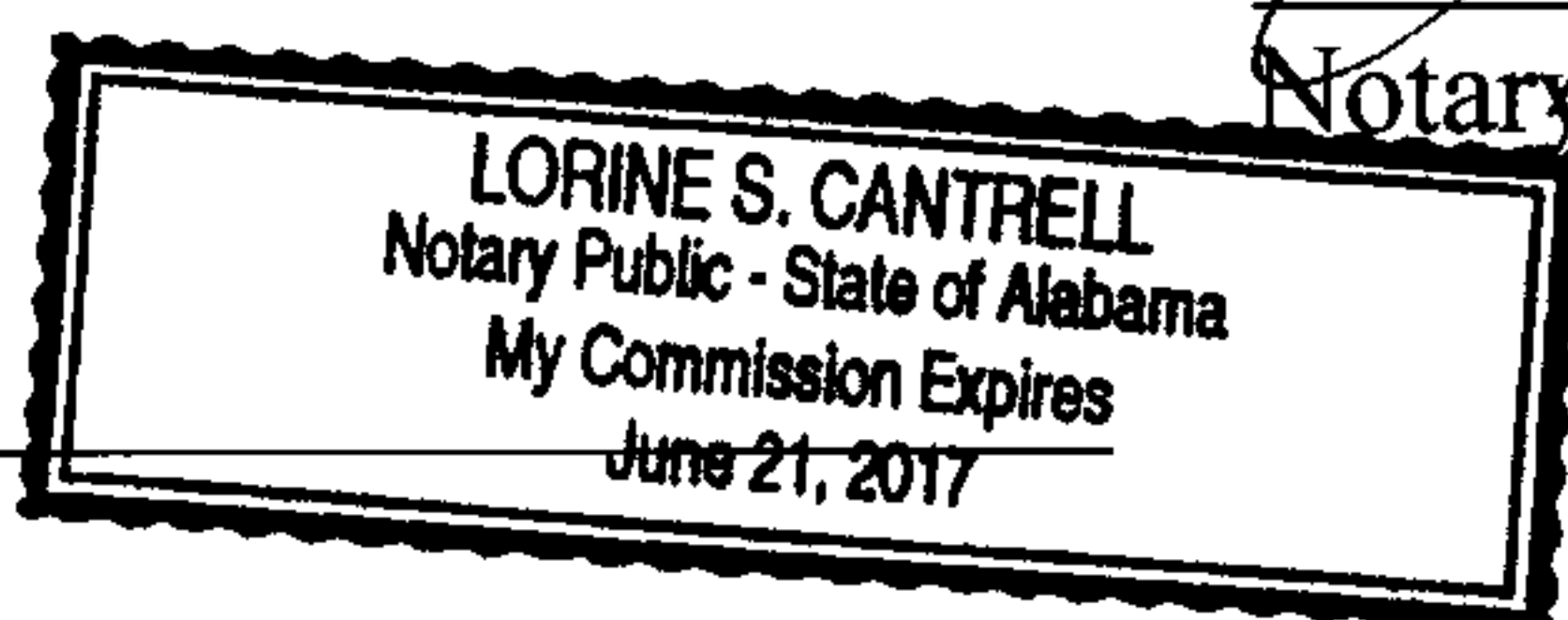
COUNTY SHELBY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Lawrence (also known as James Marvin Lawrence), 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of February, 2015.

  
Notary Public

My commission expires: \_\_\_\_\_





## Real Estate Sales Validation Form

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

Grantor's Name:  
James M. Lawrence  
Mailing Address:  
2865 Mt. Olive Road  
Mt. Olive, AL 35117

Property Address:  
17255 Highway 61

Wilsonville, AL 35186

Grantee's Name:  
Stephen H. Lee  
Mailing Address:  
16200 Highway 61  
Wilsonville, Alabama 35186

Date of Sale: February 10, 2015

Total Purchase Price : \$44,000.00  
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                       
Other                     

Appraisal                       
Closing Statement XX

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 applicable.

Date of Sale - the date on which interest to the property was conveyed.

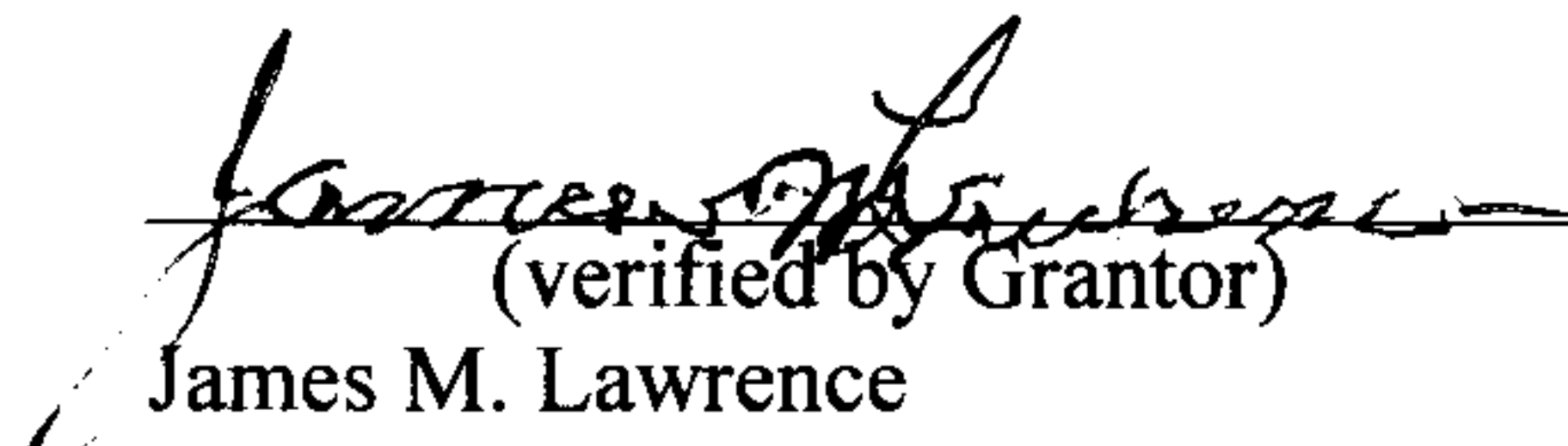
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 provide and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined y 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 Section 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 Section 40-22-1 (h).

Date: February 10, 2015

  
(verified by Grantor)  
James M. Lawrence

Form RT-1



20150219000052780 3/3 \$64.00  
Shelby Cnty Judge of Probate, AL  
02/19/2015 11:13:06 AM FILED/CERT