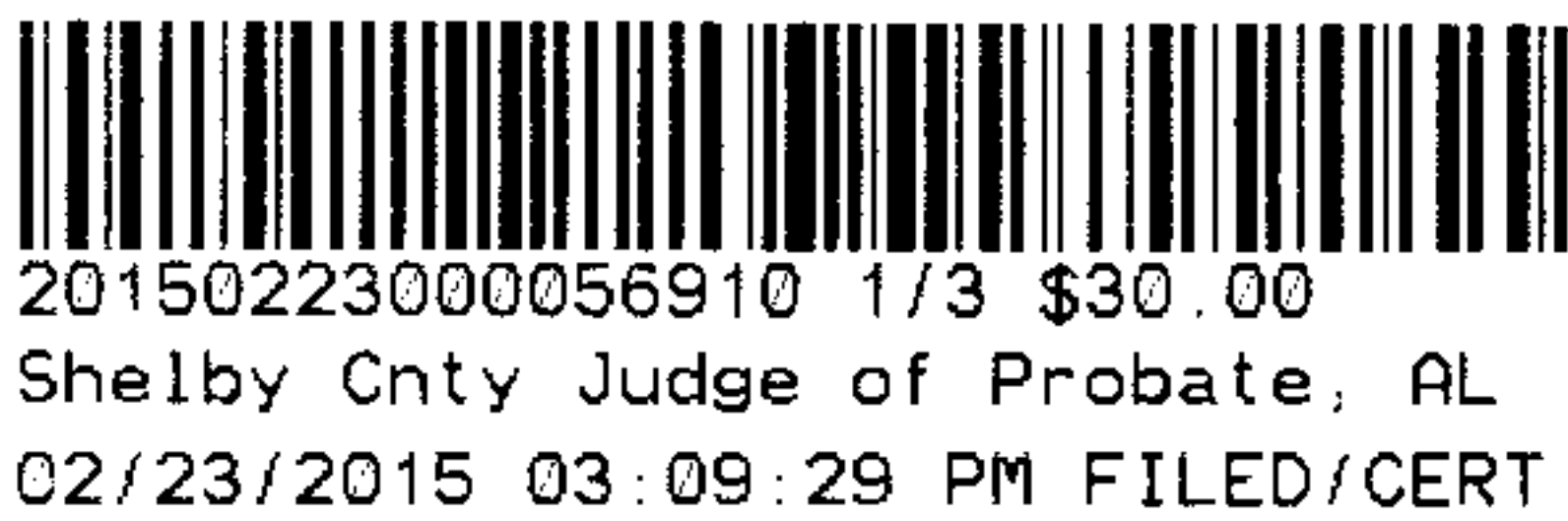


THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Marlene M. Lee
5316 Meadow Brook Road
Birmingham, AL 35242



WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

MARLENE LEE, AN UNMARRIED WOMAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

MARLENE M. LEE, TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE LEE LIVING TRUST, DATED NOVEMBER 28, 2007, AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), all my interest the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto for legal description.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors and assigns, that 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17 day of February, 2015.

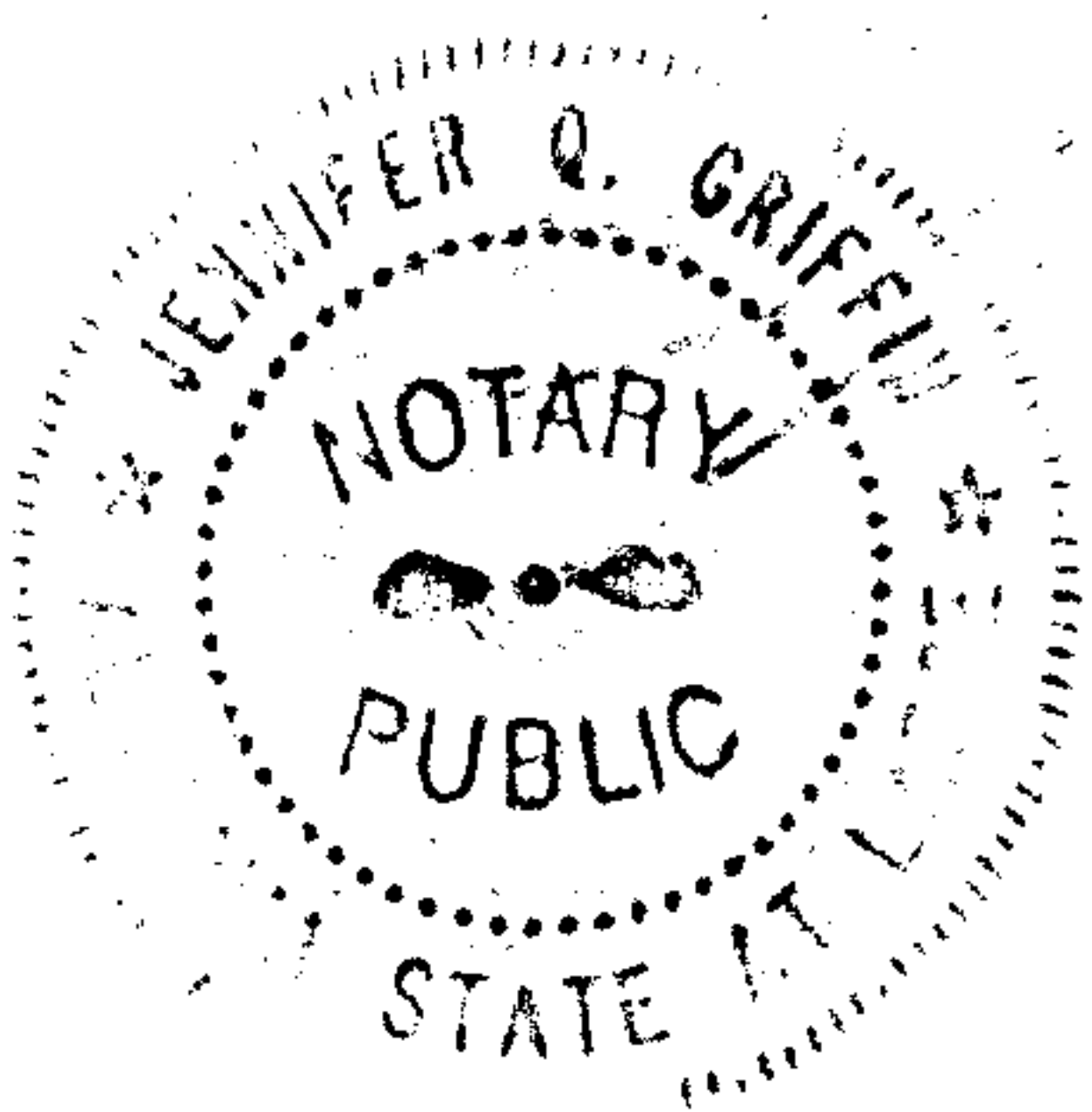
Marlene Lee
MARLENE LEE

Shelby County, AL 02/23/2015
State of Alabama
Deed Tax:\$10.00

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q Griffin, a Notary Public in and for said County, in said State, hereby certify that Marlene Lee, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 17 day of February, 2015.



Jennifer Q. Griffin
Notary Public
My Commission Expires: 9/25/2018

EXHIBIT "A"
Legal Description



20150223000056910 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
02/23/2015 03:09:29 PM FILED/CERT

Begin at the NE Corner of Block 16, according to Joseph Squire's Map and Survey of the Town of Helena, Alabama, as recorded in Map book 3, Page 121A, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the place where the South R.O.W. line of 3rd Avenue intersects the West R.O.W. line of 2nd Street in said Town, said point being the POINT OF BEGINNING; thence S. 02 degrees 29 minutes 34 seconds W. and along 2nd Street R.O.W. line, a distance of 160.95 feet to a curve to the right, having a radius of 1105.00, a central angle of 05 degrees 57 minutes 12 seconds, and subtended by a chord which bears S. 05 degrees 28 minutes 10 seconds W., and a chord distance of 114.76 feet; thence along the arc of said curve and said R.O.W. line, a distance of 114.81 feet; thence S. 88 degrees 47 minutes 28 seconds W. and leaving said R.O.W. line, a distance of 419.07 feet to the Easterly R.O.W. line of 3rd Street; thence N 01 degrees 35 minutes 21 seconds E and along said R.O.W. line, a distance of 9.34 feet to a curve to the left, having a radius of 2181.40, a central angle of 01 degrees 58 minutes 41 seconds, and subtended by a chord which bears N 00 degrees 36 minutes 01 seconds E, and a chord distance of 75.30 feet; thence along the arc of said curve and said R.O.W. line, a distance of 75.31 feet; thence N. 88 degrees 47 minutes 28 seconds E and leaving said R.O.W. line, a distance of 85.00 feet; thence N. 02 degrees 34 minutes 39 seconds W, a distance of 190.05 feet to the South R.O.W. line of 3rd Avenue, thence N 88 degrees 47 minutes 28 seconds E and along said R.O.W. line, a distance of 13.72 feet; thence S. 02 degrees 34 minutes 39 seconds E and leaving said R.O.W. line, a distance of 100.00 feet; thence N 88 degrees 47 minutes 28 seconds E, a distance of 150.79 feet; thence N 02 degrees 34 minutes 39 seconds W, a distance of 100.00 feet to the South R.O.W. line of 3rd Avenue; thence N 88 degrees 47 minutes 28 seconds E and along said R.O.W. line, a distance of 195.00 feet to the POINT OF BEGINNING.

Less and except the following:

Comence at the NE corner of Block 16, according to Joseph Squire's Map and Survey of the Town of Helena, Alabama, as recorded in Map Book 3, Page 121A, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the place where the South R.O.W. line of 3rd Avenue intersects the West R.O.W. line of 2nd Street in said Town, thence S 88 degrees 47 minutes 28 seconds W and along the South R.O.W. line of 3rd Avenue a distance of 195.00 feet; thence S 02 degrees 34 minutes 39 seconds E a distance of 100.00 feet to the Point of Beginning; thence continue along the last described course a distance of 18.00 feet; thence S 88 degrees 47 minutes 28 seconds W a distance of 150.79 feet; thence N 02 degrees 34 minutes 39 seconds W a distance of 18.00 feet; thence N 88 degrees 47 minutes 28 seconds E a distance of 150.79 feet to the point of beginning.

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDANCE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

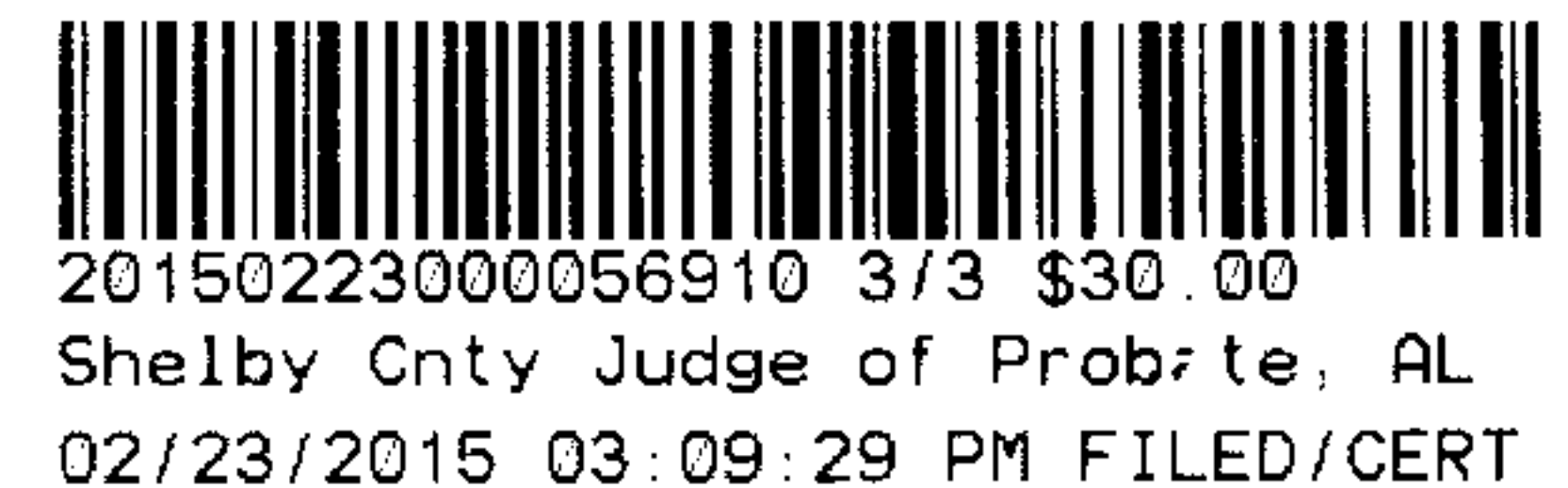
GRANTOR NAME(S): Marlene Lee
MAILING ADDRESS: 5316 Meadow Brook Road
Birmingham, AL 35242
PROPERTY ADDRESS: 202 3rd Street
Helena, AL 3

GRANTEE NAME(S): Lee Living Trust, dated 11/28/2007
MAILING ADDRESS: 5316 Meadow Brook Road
Birmingham, AL 35242
DATE OF SALE: February 17, 2015
TOTAL PURCHASE PRICE: \$ 10,000.00
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
☐ 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 license 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 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: February 17, 2015

Print: Marlene Lee

Unattested
(verified by)

Sign: Marlene Lee
(Grantor/Grantee/Owner/Agent)