

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-15-21999

Send Tax Notice To: Stephen H. Lee

16200 Hwy 61
Wilksville AL 35186

WARRANTY DEED



20150318000084980 1/2 \$159.00
Shelby Cnty Judge of Probate, AL
03/18/2015 12:33:26 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Two Thousand Dollars and No Cents (\$142,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **John Mark Frey and Amanda C. Frey**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Stephen H. Lee**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 289.39'; thence S89°27'27"W, a distance of 30.33'; thence N33°07'53"W, a distance of 102.42'; thence N24°57'45"E, a distance of 147.24' to the POINT OF BEGINNING; thence N24°57'20"E, a distance of 142.97'; thence S65°07'28"E, a distance of 82.00'; thence S19°59'54"W, a distance of 101.50'; thence N89°51'15"W, a distance of 100.00' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated March 11, 2015.

Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of March, 2015.

John Mark Frey

Amanda C. Frey

Shelby County, AL 03/18/2015
State of Alabama
Deed Tax: \$142.00

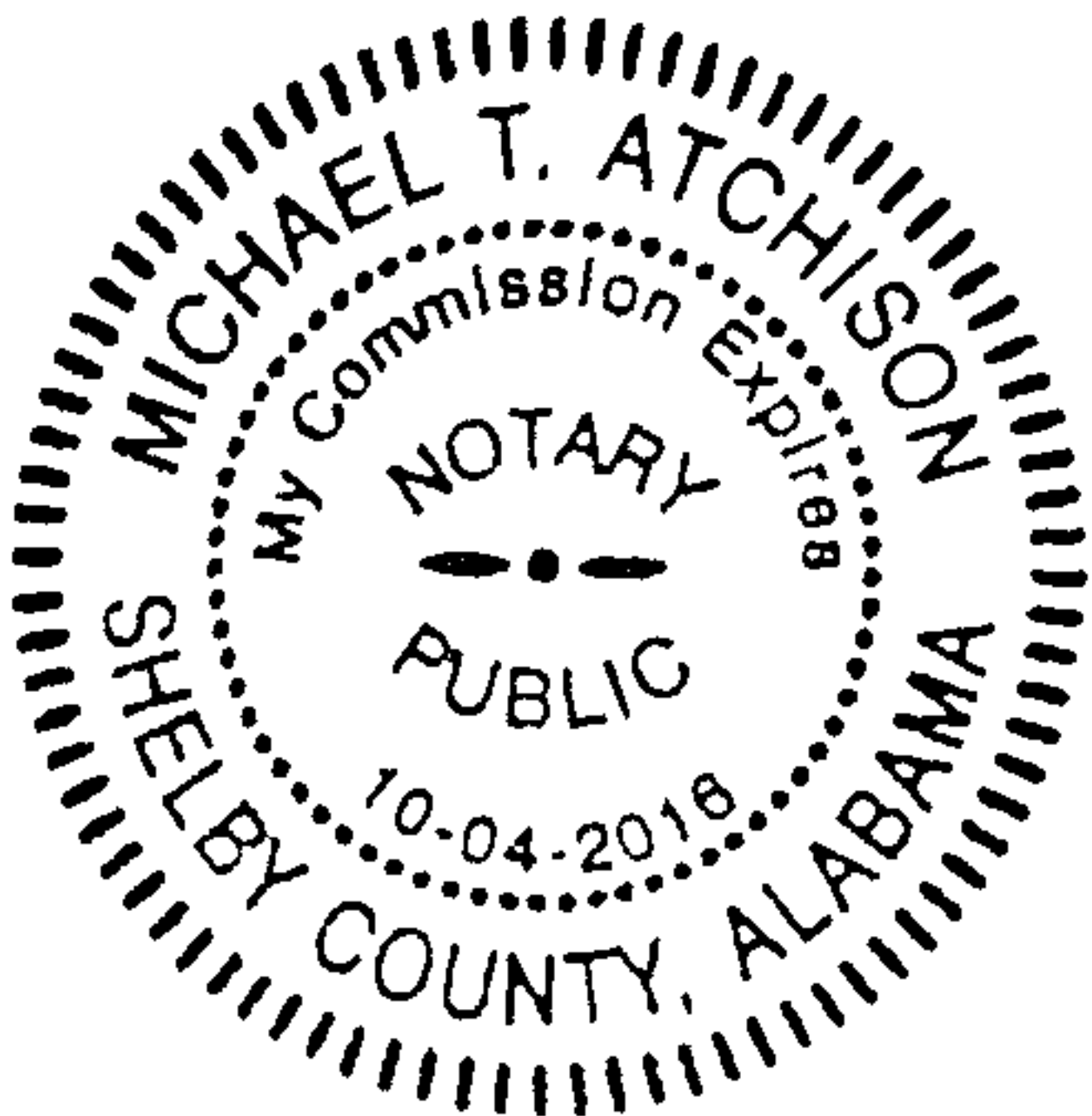
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John Mark Frey and Amanda C. Frey, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of March, 2015.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



Real Estate Sales Validation Form

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

Grantor's Name John Mark Frey
Amanda C. Frey

Mailing Address 3738 Hwy 30
Wilsonville AL 35186


Property Address Highway 25
Columbiana, AL 35051

Grantee's Name Stephen H. Lee

Mailing Address 16200
Hwy 61
Wilsonville AL 35186

Date of Sale March 05, 2015
Total Purchase Price \$142,000.00

or
Actual Value
or
Assessor's Market Value



20150318000084980 2/2 \$159.00
Shelby Cnty Judge of Probate, AL
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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)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 of 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 March 11, 2015

Unattested

Print M. K. T. Itchen

Sign J. P. Alcham

(verified by)

(Grantor/Grantee/Owner/Agent) circle one