

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

**Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076**

Send Tax Notice to: **Vickie Cook Lee
Loren Arthur Lee
22 Old Buttermilk Road
Montevallo AL 35115**

MINIMUM VALUE: \$42,000.00 (1/2)

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR (\$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 (we),

Vickie Lee (aka Vickie Cook Lee) and husband, Loren Arthur Lee

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Vickie Cook Lee and husband, Loren Arthur Lee

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **Shelby County, Alabama** to-wit:

See legal description hereto attached as Exhibit "A" same of which is fully incorporated herewith.

SUBJECT TO:

- **Property taxes for 2015 and subsequent years.**
- **All rights, easements and reservations of record.**

SOURCE OF TITLE: Instrument No. 20040302000106620.

Douglas Lee, a named grantee in the above referenced source of title, deceased on or about May 18, 2009.

Vickie Lee is one and the same person as Vickie Cook Lee, who is named as a grantee within the above designated source of title.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 20th day of May, 2015.

Vickie Cook Lee
Vickie Cook Lee

Loren Arthur Lee
Loren Arthur Lee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Vickie Cook Lee** and **Loren Arthur Lee**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 20th day of May, 2015.

[Signature]
Notary Public

My Commission Expires: 07/31/17



20150522000169750 2/4 \$65.00
Shelby Cnty Judge of Probate, AL
05/22/2015 08:18:00 AM FILED/CERT

EXHIBIT A

A parcel of land in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the NW 1/4 of the SE 1/4 of said Section 5; thence run North 68 degrees 02 minutes 46 seconds West a distance of 45.50 feet to the centerline of a chert road; thence run North 24 degrees 57 minutes 29 seconds East along said centerline a distance of 212.37 feet to the Point of Beginning; thence run North 67 degrees 58 minutes 49 seconds West a distance of 87.20 feet to an existing iron pin; thence run North 05 degrees 23 minutes 59 seconds East along an old fence line a distance of 103.72 feet; thence North 02 degrees 24 minutes 30 seconds West along said fence line a distance of 428.38 feet to an existing iron pin; thence run North 87 degrees 26 minutes 41 seconds East a distance of 36.58 feet to the centerline of a chert road; thence Southerly along the centerline of said chert road, the following bearings and distances; South 19 degrees 31 minutes 50 seconds East a distance of 276.66 feet, South 13 degrees 58 minutes 00 seconds East a distance of 73.00 feet, South 05 degrees 53 minutes 00 seconds West a distance of 93.00 feet, South 18 degrees 45 minutes 17 seconds West a distance of 149.43 feet to the point of beginning. LESS AND EXCEPT THAT part lying within the right of way of the public road.

GR
VCL 05/20/15


20150522000169750 3/4 \$65.00
Shelby Cnty Judge of Probate, AL
05/22/2015 08:18:00 AM FILED/CERT

Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Vickie Cook
Mailing Address Loren Arthur Lee
22 Old Buttermilk Road
Montevallo AL 35115

Grantee's Name Vickie Cook Lee
Mailing Address Loren Arthur Lee
22 Old Buttermilk Road
Montevallo AL 35115

Property Address 22 Old Buttermilk Road
Montevallo AL 35115

Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessor's Mkt. Val. \$ 42,000.00 (1/2)

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
XX Other Wife convey to Husband and Wife
to Accomplish Survivorship.

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: May 20, 2015

Sign Vickie Cook Lee
Vickie Cook Lee

Sign Loren Arthur Lee
Loren Arthur Lee



20150522000169750 4/4 \$65.00
Shelby Cnty Judge of Probate, AL
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