

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124



20150602000182360 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
06/02/2015 10:02:45 AM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## **WARRANTY DEED**

**Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Tirty Three Thousand and /100's Dollars (\$233,000.00** the undersigned,

**Travis R. Long and wife, Meredith M. Long**

(hereinafter referred to as grantors) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**Michael Lee and Stacey Lee**

(hereinafter referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 9, Block 13, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama. Less and except the following 42 square foot parcel: Commence at the Southeast corner of said Lot 9; thence run West along said lot line 14.00 feet; thence 156° 27' 57" right 15.01 feet to the east line of said Lot 9; thence 111° 18' 05" right 6 feet to the point of beginning. Situated in Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Restrictions appearing of record in Real Volume 160, Page 278.**
- 5. Right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 224, Page 579.**

**All of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

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 severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving

grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

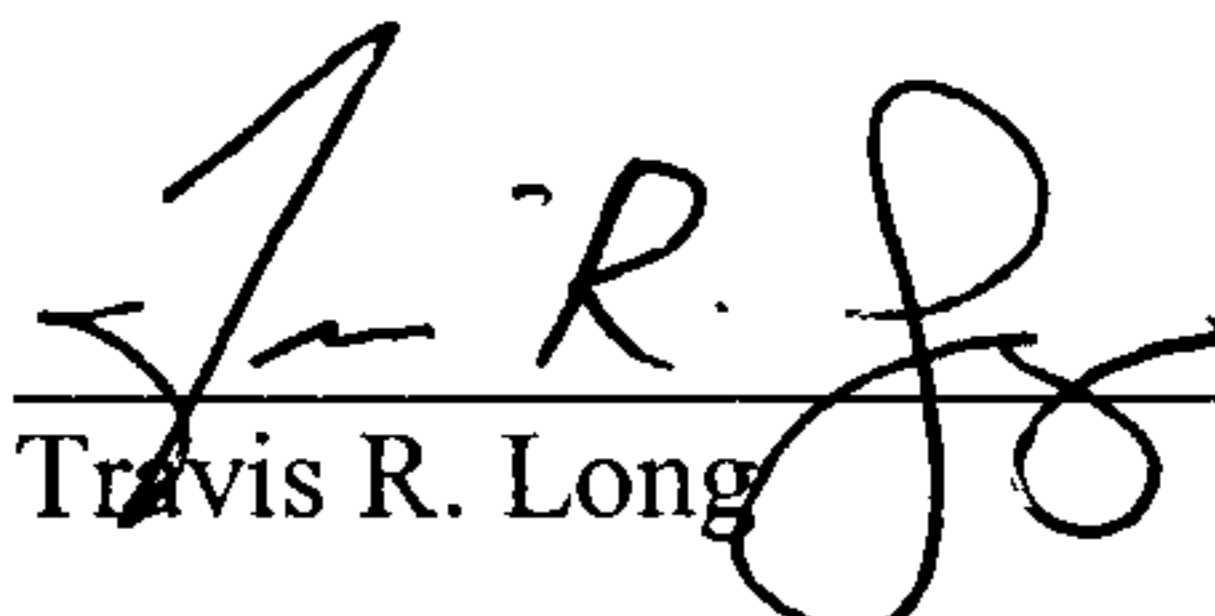
And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, we have hereunto set my hand and seal, this the 29th day of May, 2015.

WITNESS:

\_\_\_\_\_

\_\_\_\_\_

  
Travis R. Long

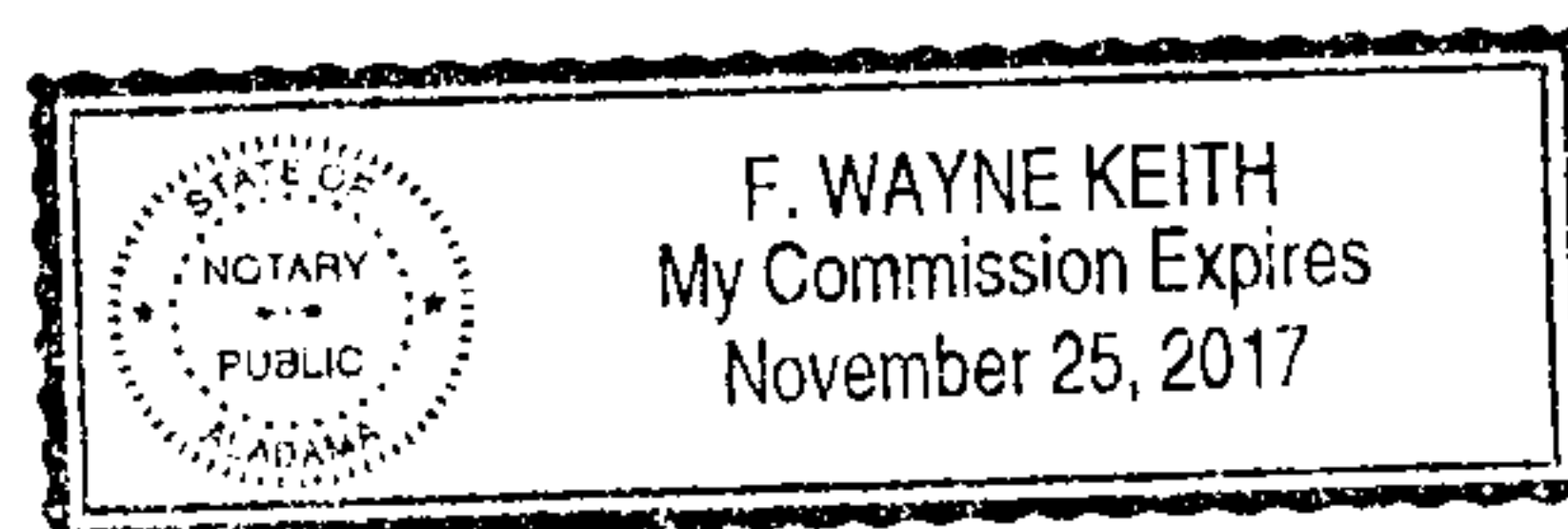
  
Meredith M. Long

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Travis R. Long and Meredith M. Long, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily as their act on the day the same bears date.

Given under my hand and seal this the 29th day of May, 2015.

  
\_\_\_\_\_  
Notary Public



SEND TAX NOTICE TO:  
Michael Lee  
5001 Little Turtle Drive  
Birmingham, Alabama 35242

**Real Estate Sales Validation Form**

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

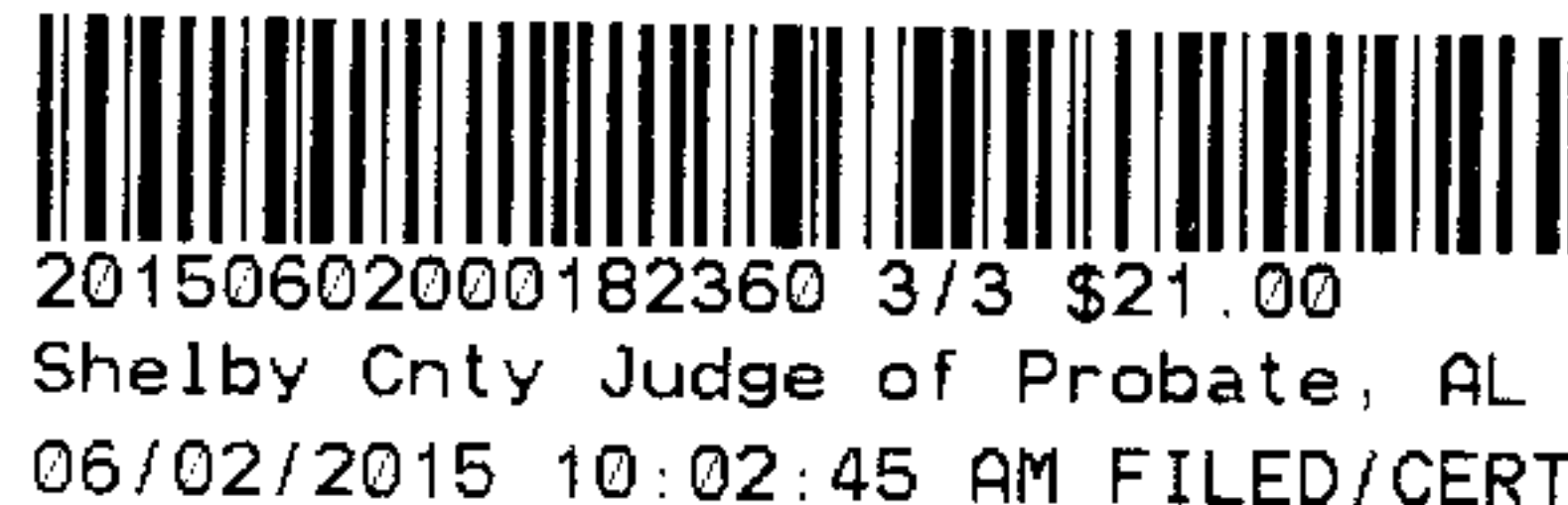
Grantors' Name: Travis R Long  
Meredith M Long

Mailing Address : 257 Narrows Drive  
Birmingham, AL 35242

Grantees' Name: Michael Lee  
Stacey Lee

Mailing Address: 5001 Little Turtle Drive  
Birmingham, AL 35242

Property Address: 5001 Little Turtle Drive  
Birmingham, AL 35242



Date of Transfer: May 29, 2015

Total Purchase Price \$233,000.00

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.

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 29, 2015

x

Sign

verified by closing agent  
F. Wayne Keith Attorney

RT-1