

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Thomas W. Lee and Carolyn Ann Lee  
1-A Ridge Drive  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

JOINT SURVIVORSHIP DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten and No/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Thomas W. Lee** and wife, **Carolyn Ann Lee** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Thomas W. Lee** and wife, **Carolyn Ann Lee** (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Parcel I:  
From the northeast Corner of the NW 1/4 of SE 1/4 of Section 12, Township 20 South, Range 3 West, run West along the North line of said 1/4-1/4 section for 293.01 feet to a point; thence deflect to the left 90 deg. 00 min. and run 302.2 feet to a point on the northerly right of way line of a 60 foot paved public road; run thence in a northeasterly direction on and along said line of said road for 380.2 feet to a point where said line intersects the East line of the aforesaid 1/4 -1/4 section; run thence North and along said East line of said 1/4 -1/4 section for 63.2 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:  
That part of the N.W. 1/4 of the S.E. 1/4, Sec.12, Township 20 South, Range 3-West, Shelby County, Alabama, north of the paved public road, less and except that part previously conveyed to Glascox and that part previously conveyed to Jim Walter, the remainder of which is described thusly; from the N.E. corner of said 1/4-1/4 section, run Westerly along the north 1/4-1/4 line for 293.1 feet to the NW corner of Glascox lot, and the beginning point of subject lot; from said point, continue said course 266.43 feet to the NE corner of Jim Walter lot; thence deflect left 64° 15' and run along the east line of said Jim Walter lot for 316.85 feet to the north right of way line of the above mentioned paved public road; thence run easterly along said right of way line to the S.W. Corner of said Glascox lot; thence run northerly along the west line of Glascox lot 302.2 feet, back to the beginning point, containing 2.32 acres, more or less

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR(S) have hereunto set my/our hand(s) and seal(s) this the 23<sup>rd</sup> day of February, 2016.

Thomas W. Lee  
Thomas W. Lee

Carolyn Ann Lee  
Carolyn Ann Lee

Shelby County, AL 03/09/2016  
State of Alabama  
Deed Tax: \$143.00

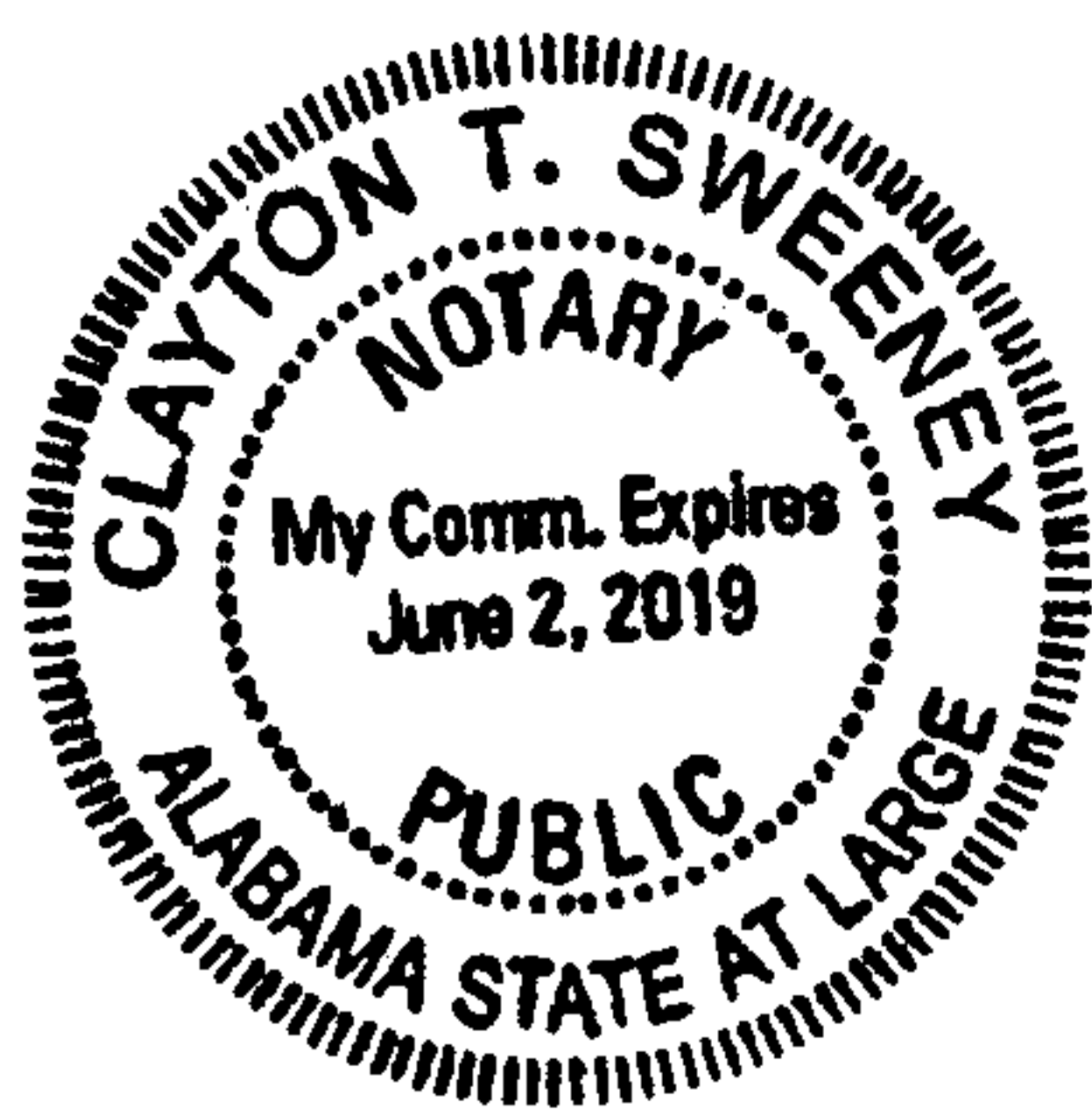
20160309000075890 1/3 \$163.00  
Shelby Cnty Judge of Probate, AL  
03/09/2016 12:02:08 PM FILED/CERT


STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Thomas W. Lee and wife, Carolyn Ann 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23<sup>rd</sup> day of February, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 06/02/2019



  
20160309000075890 2/3 \$163.00  
Shelby Cnty Judge of Probate, AL  
03/09/2016 12:02:08 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name	Thomas W. Lee and Carolyn Ann Lee	Grantee's Name	Thomas W. Lee and Carolyn Ann Lee
Mailing Address	1-A Ridge Drive Pelham, AL 35124	Mailing Address	1-A Ridge Drive Pelham, AL 35124
Property Address	1-A Ridge Drive Pelham, AL 35124	Date of Sale	February 2016

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 285,950.00

**Collect on 1/2 Value Tax = \$143.00**

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/ Assessor's Appraised Value

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 \_\_\_\_\_

Print Thomas W. Lee and Carolyn Ann Lee

Unattested

(verified by)

Sign

Thomas W. Lee Carolyn Ann Lee  
(Grantor/Grantee/Owner/Agent) circle one



20160309000075890 3/3 \$163.00  
Shelby Cnty Judge of Probate, AL  
03/09/2016 12:02:08 PM FILED/CERT