

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Julie S. Lee  
2093 Chelsea Park Bend  
Chelsea, AL 35043  
Also Property Address

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby )

That in consideration of Eighty-Eight Thousand Seven Hundred and No/100 (\$88,700.00) Dollars. As evidenced by closing statement.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

David A. Lee and Julie S. Lee, a married couple  
(Whose address is 2093 Chelsea Park Bend, Chelsea, AL 35043)

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

Julie S. Lee  
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See Attached Exhibit "A"

Subject to: current taxes, easements, restrictions and rights of way of record.

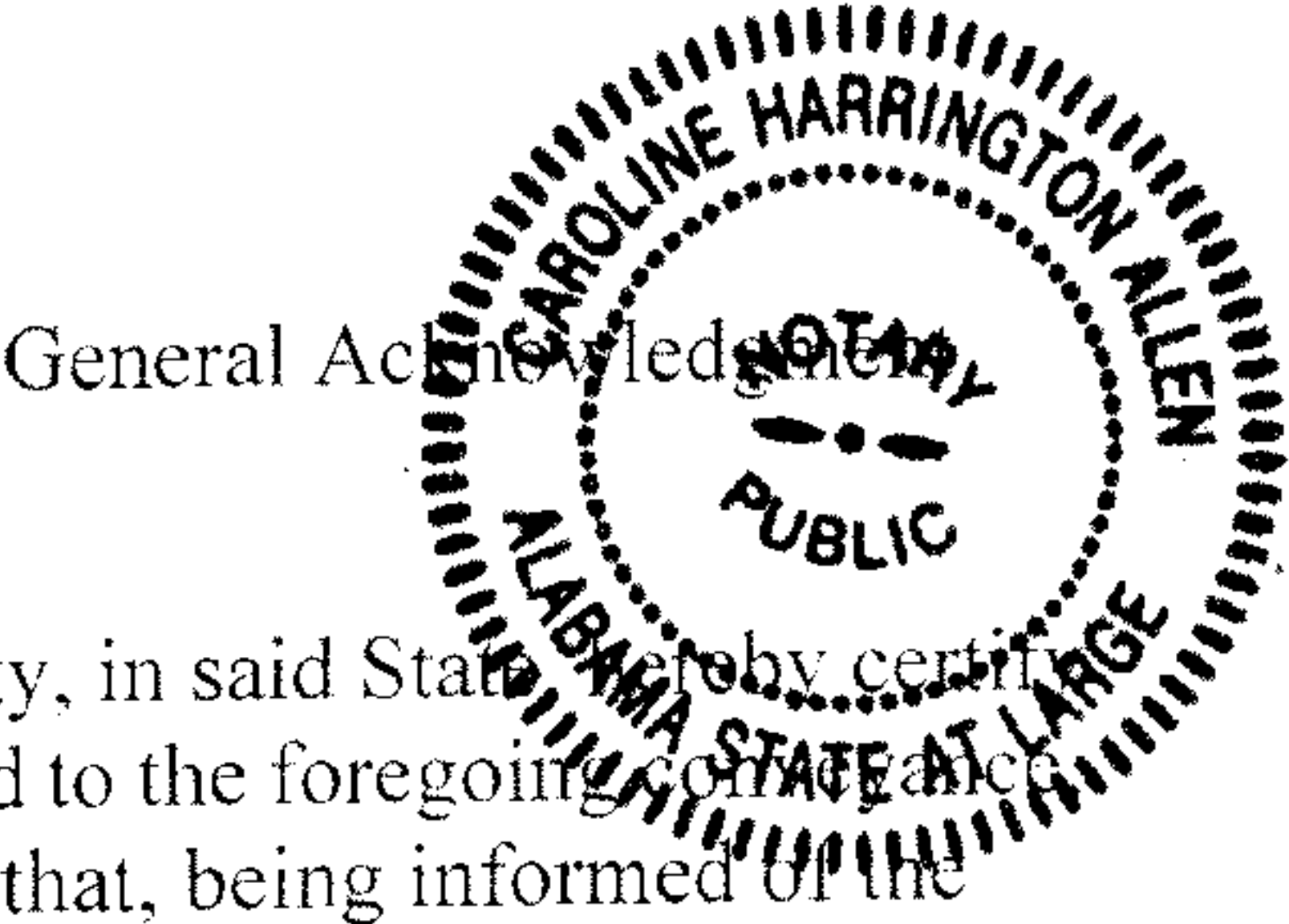
TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever. And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant with the said GRANTEES, their successors and assigns, that I / am we are lawfully seized in fee simple of said premises; that 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 GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 16<sup>th</sup> day of March 2016.

David A. Lee (Seal)  
David A. Lee

Julie S. Lee (Seal)  
Julie S. Lee

STATE OF Alabama )  
COUNTY OF Jefferson )



I, the undersigned, a Notary Public in and for the said County, in said State, do hereby certify that David A. Lee and Julie S. Lee, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of March, A.D., 2016.

My Commission Expires:

9-22-2017

Caroline Harrington Allen  
Notary Public: Caroline Harrington Allen

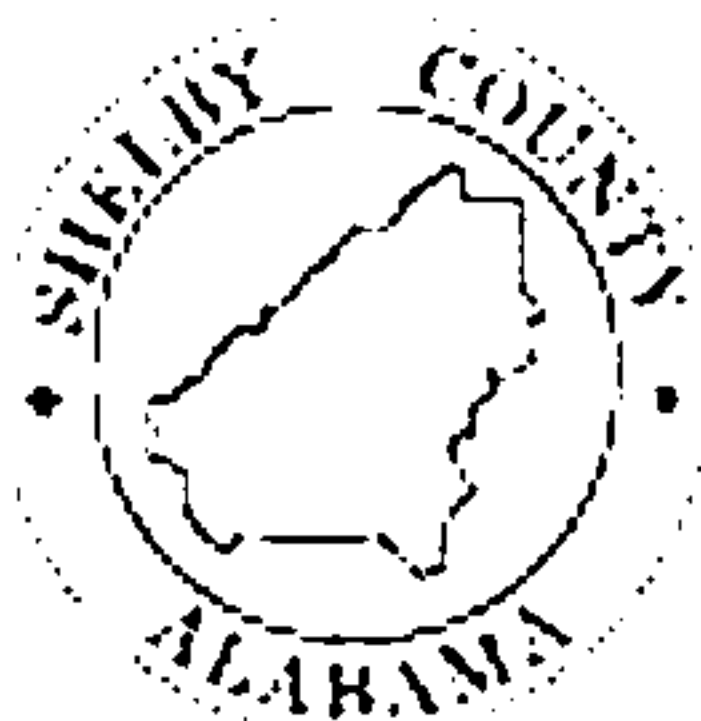


**Exhibit "A"**

**Description of Real Property**

Lot 106B , according to a Resurvey of a Resurvey of Lots 4-105A and 4-106A of Chelsea Park 4<sup>th</sup> Sector, as recorded in Bap Book 37, page 119, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the Common Area as more particularly described in the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector recorded as Instrument No. 20050425000195430, Supplementary Declaration as recorded in Instrument 20151230000442840, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declarations").



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/11/2016 11:54:53 AM  
\$106.00 JESSICA  
20160411000118150

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.