

Tax Notice Sent To:  
Brian K Lee  
1302 Eagle Park Road  
Birmingham, Alabama. 35242

DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR POLICY

This instrument was prepared by:  
Fortune & Beard, P.C.  
2100 1<sup>st</sup> Avenue North, Suite 300  
Birmingham, AL 35223



20160518000169290 1/2 \$136.00  
Shelby Cnty Judge of Probate, AL  
05/18/2016 11:32:10 AM FILED/CERT

STATE OF ALABAMA            )  
  )  
  )  
COUNTY OF SHELBY         )           **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten Dollars and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jenny Sue Baldwin Lee (an unmarried woman)**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brian K. Lee (a married man)**, (hereinafter referred to as GRANTEE), 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:

**Lot 13 of Sector Two of Alabaster Highlands Subdivision, as recorded in Map Book 5, Page 13, in the Office of the Probate Judge of Shelby County, Alabama.**

**This lot number 13 herein described and conveyed is subject to the Protective Covenants as shown on Map of Alabaster Highlands Subdivision recorded in Map Book 4, Page 43, in the Office of the Probate Judge, Shelby County, Alabama.**

**Situated in Shelby County, Alabama.**

**Also known as:  
Parcel # 23 2 03 1 001 056.000  
305 13<sup>th</sup> Street South West  
Alabaster, AL 35007**

**TO HAVE AND TO HOLD** Unto the said GRANTEES 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, said GRANTOR has hereunto set her hand and seal this the **30<sup>th</sup>** day of January, **2013**.

*Jenny Sue Baldwin Lee*  
GRANTOR

Shelby County, AL 05/18/2016  
State of Alabama  
Deed Tax: \$119.00

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jenny Sue Baldwin Lee**, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed the same voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **30<sup>th</sup>** day of January, **2013**.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

My Commission Expires  
January 15, 2017

Real Estate Sales Validation Form

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

Grantor's Name Jenny Sue Lee  
Mailing Address 305 13th St. SW  
Alabaster, AL 35007

Grantee's Name Brian K. Lee  
Mailing Address 1302 Eagle Park Rd  
Birmingham AL 35242

Property Address 305 13th St. SW  
Alabaster, AL  
35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$119,000 (Estimate)



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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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax Office

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 5/10/16

Print Brian K. Lee

Unattested

[Signature]  
(verified by)

Sign Brian K. Lee  
(Grantor/Grantee/Owner/Agent) circle one