

This Instrument was Prepared by:

Send Tax Notice To: Stephen H. Lee

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

16200 Hwy 61
Wilsmville AL 35186

File No.: MV-16-22753

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Five Thousand Dollars and No Cents (\$95,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of Jefferson D. Falkner, Sr., Probate Case 2015-000330, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Stephen H. Lee**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of May, 2016.

THE ESTATE OF JEFFERSON D. FALKNER, SR.,
PROBATE CASE 2015-000330, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA

Shelby County, AL 05/26/2016
State of Alabama
Deed Tax: \$95.00

Terry J. Falkner
Personal Representative

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Terry J. Falkner as Personal Representative of The Estate of Jefferson D. Falkner, Sr., Probate Case 2015-000330, in the Probate Office of Shelby County, Alabama, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of May, 2016.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



Sign

(Grantor/Grantee/Owner/Agent) circle one

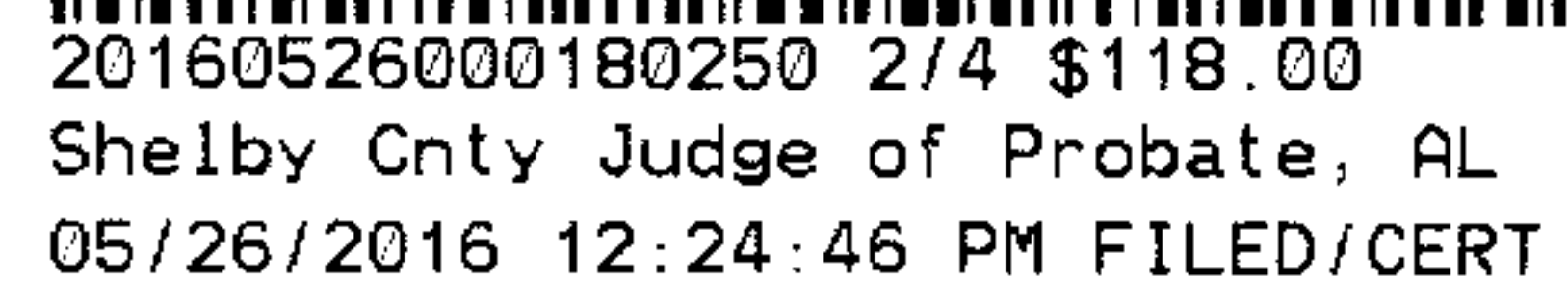


EXHIBIT "A"
LEGAL DESCRIPTION



20160526000180250 3/4 \$118.00
Shelby Cnty Judge of Probate, AL
05/26/2016 12:24:46 PM FILED/CERT

One lot of land in the Town of Columbiana, Alabama, described as follows: Beginning at the intersection of the South line of College Street with the East line of Main Street and running East along the South line of College Street 89 feet; thence South 32 feet; thence West 89 feet to the East line of Main Street; thence North along said Main Street 32 feet to the point of beginning, being the same lands described in that certain deed from A.H. Vershot and wife, Lena Vershot, to W.H. Mitchell, dated August 16th, 1922 and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 69, at Page 527.

The above lot is better described by a more recent survey as follows: One lot of land in the Town of Columbiana, Alabama, described as follows: Beginning at the intersection of the South line of East College Street with the East line of Main Street and running thence North 85 ½ degrees East along the South margin of East College Street a distance of 89 feet to a point; running thence South and parallel with Main Street a distance of 45 feet to a point; running thence West 89 feet to the East line of Main Street; running thence North along the East margin of said Main Street a distance of 32 feet, more or less, to the point of beginning, and being further described as being a part of Lot No. 5 according to the original survey and map of said Town of Columbiana, Alabama, which said map is of record in Deed Book K, on Page 514, in the Office of the Judge of Probate of Shelby County, Alabama, and being the Southeast Quarter of the Northeast Quarter of Section 26, Township 21, Range 1 West.

Also being known as Lot 8, Horsley's Map of the Town of Columbiana.

There is a shared party wall with the building located South of the above described property.

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Jefferson D. Falkner,
Sr., Probate Case 2015-000330, in
the Probate Office of Shelby County,
Alabama

Grantee's Name Stephen H. Lee

Mailing Address 2092 Brook Highland Ridge
B'ham AL 35242

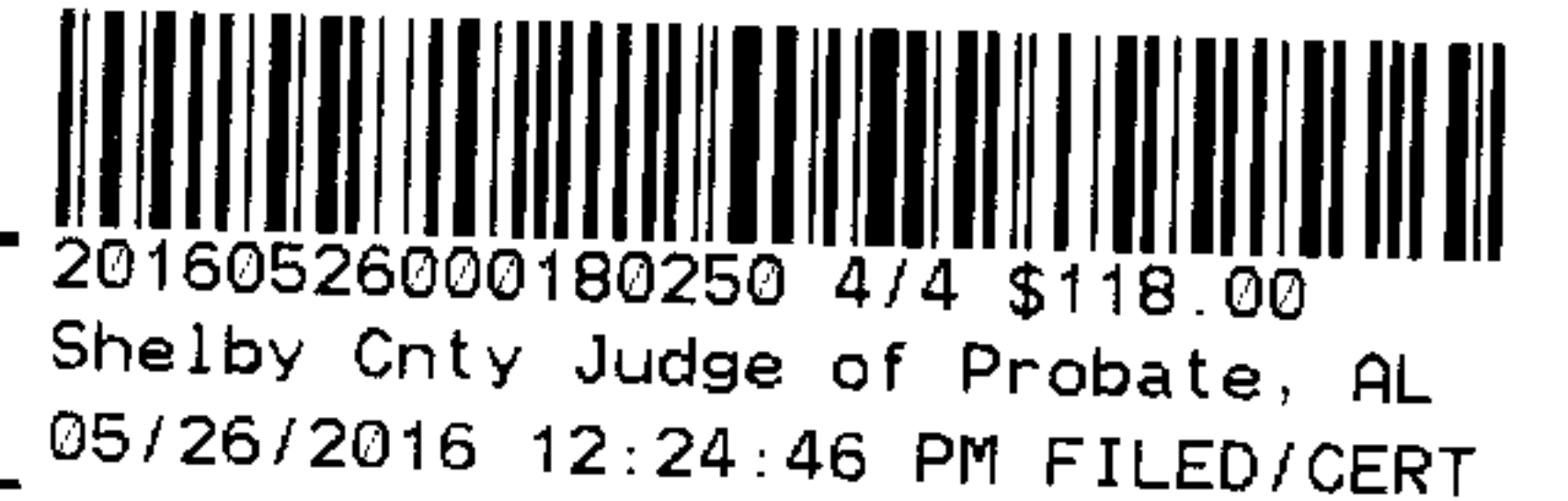
Mailing Address 16200 Hwy 61
Wilsonville AL 35186

Property Address 101 Main
Columbiana, AL 35051

Date of Sale May 13, 2016
Total Purchase Price \$95,000.00

or
Actual Value

or
Assessor's Market Value



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)

xx Bill of Sale
xx Sales Contract
xx Closing Statement

xx Appraisal
xx Other

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 of 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 12, 2016

Print The Estate of Jefferson D. Falkner, Sr., Probate
Case 2015-000330, in the Probate Office of Shelby
County, Alabama