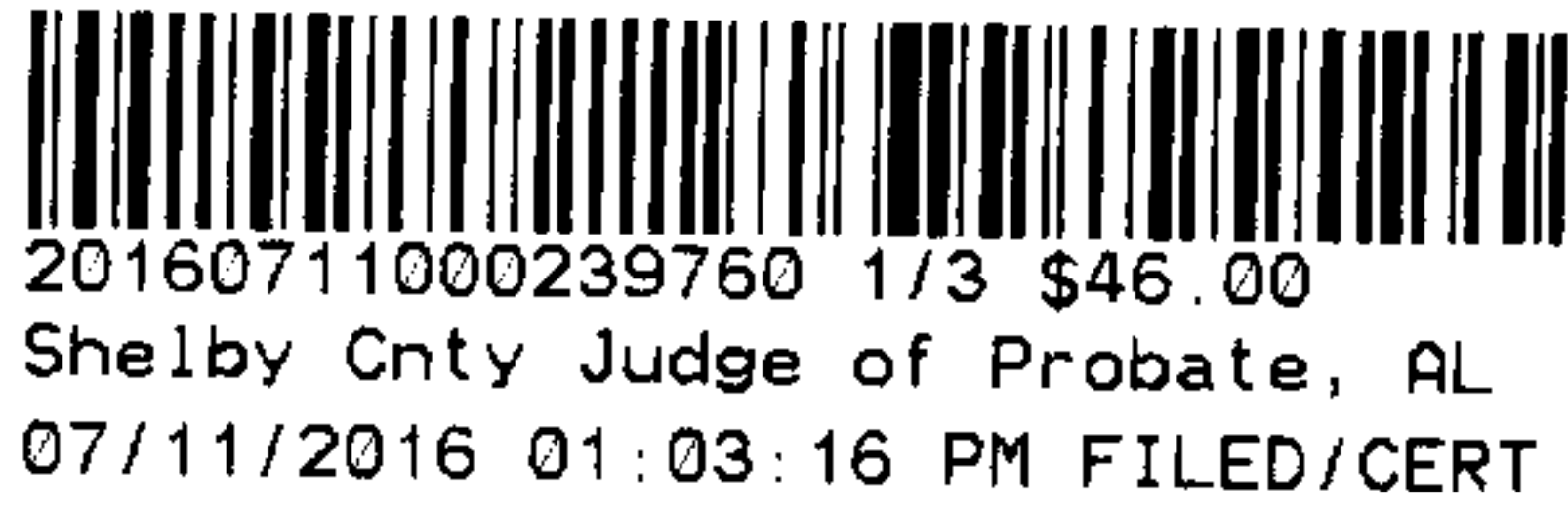


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:

B&AN Inc
2327 Chalysbe Trail
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY FIVE THOUSAND DOLLARS and NO/00 (\$85,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Stephen H. Lee, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **B&AN, Inc., an Alabama Corporation (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of July, 2016.

Stephen H. Lee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stephen H. Lee**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2016.

Notary Public
My Commission Expires: 10-04-16

Shelby County, AL 07/11/2016
State of Alabama
Deed Tax: \$25.00

EXHIBIT A – LEGAL DESCRIPTION

Commence at the SW corner of the NW ¼ of the NE ¼ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 289.39'; thence S89°27'27"W, a distance of 30.33'; thence N33°07'53"W, a distance of 102.42'; thence N24°57'20"E, a distance of 142.97'; thence S65°07'28"E, a distance of 82.00'; thence S19°59'57"W, a distance of 101.50'; thence N89°51'15"W, a distance of 100.00 to the POINT OF BEGINNING.

LESS AND EXCEPT property conveyed in INST. # 2015042700013595, Probate Office of Shelby County, Alabama.



20160711000239760 2/3 \$46.00
Shelby Cnty Judge of Probate, AL
07/11/2016 01:03:16 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 Stephen H. Lee
Mailing Address 16200 Hwy 61
Wilsonville, AL 35186

Grantee's Name B + A N Inc
Mailing Address 2327 Chalky Trail
Hoover, AL 35226

Property Address 2144 Hwy 25
Columbiana AL
35051

Date of Sale 7-11-16
Total Purchase Price \$ 85,000
Or
Actual Value \$ _____
Or
Assessors 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)

☐ 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

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 11 July 2016

____ Unattested _____
(verified by)

Print Stephen H. Lee
Sign Stephen H. Lee
(Grantor/Grantee/Owner/Agent) circle one

