

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

B&AN Inc.
2327 Chalibe Trn. 1
Haver, AL 35226

AL

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

20160711000239780 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
07/11/2016 01:03:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5,000.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Stephen H. Lee, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **B&AN, Inc, an Alabama Corporation** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

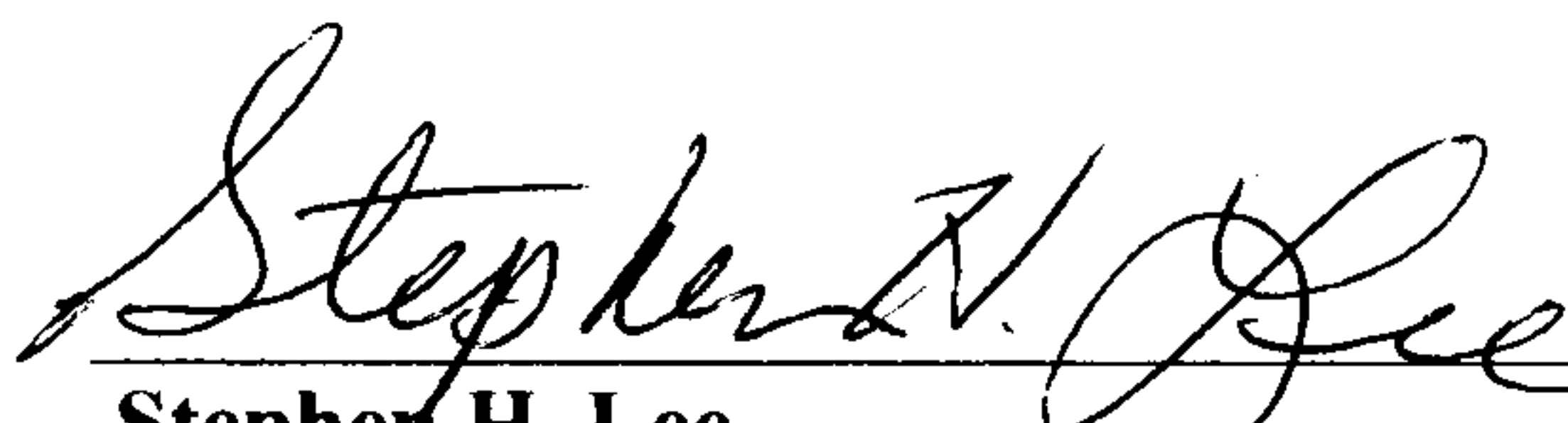
Commence at the SW corner of the NW ¼ of the NE ¼ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 289.39'; thence S89°27'27"W, a distance of 30.33'; thence N33°07'53"W, a distance of 102.42'; thence N24°57'20"E, a distance of 142.97'; thence S65°07'28"E, 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.

The above described property constitutes no part of the homestead of the Grantor.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

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

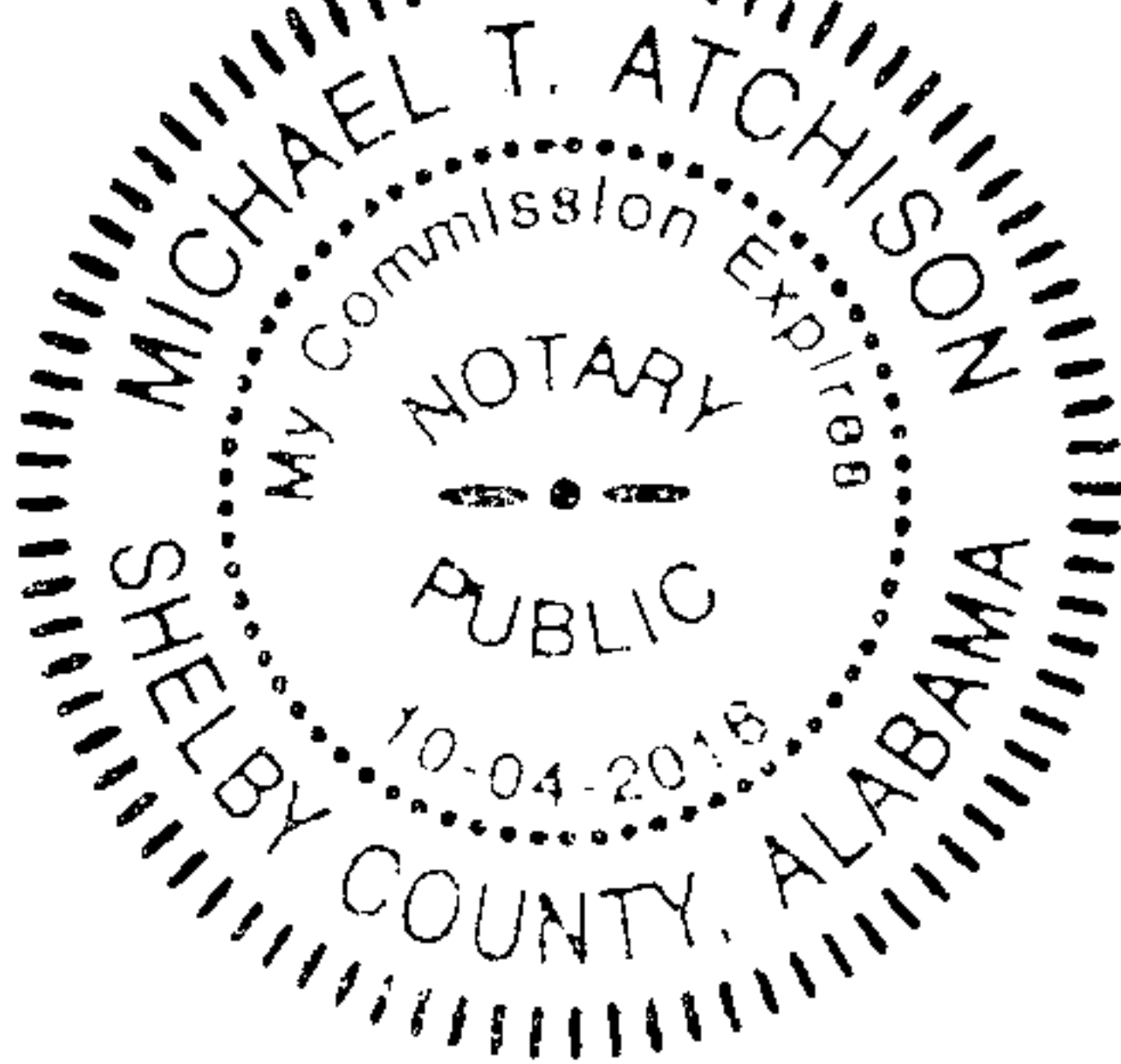

Stephen H. Lee

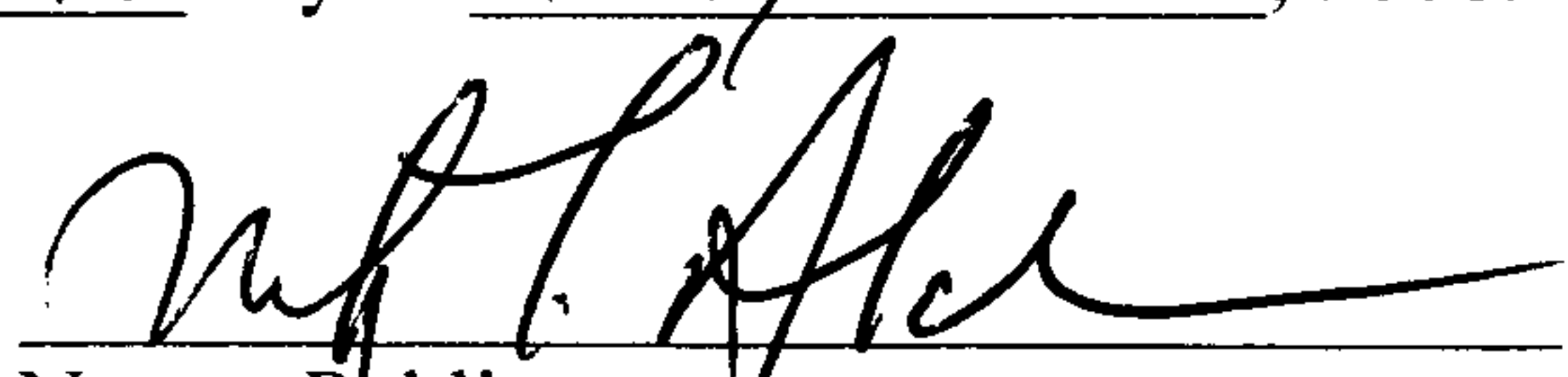
Shelby County, AL 07/11/2016
State of Alabama
Deed Tax: \$5.00

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(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

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



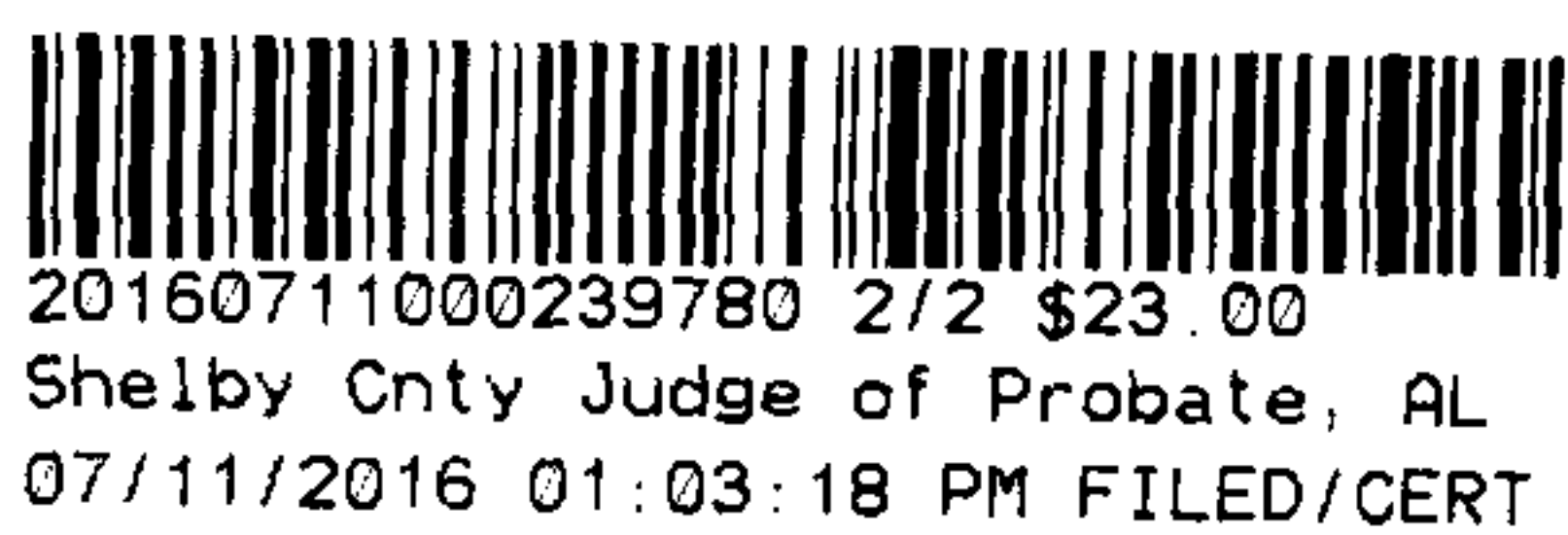

Notary Public
My Commission Expires: 10-4-18

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 Grantee's Name B + A N Inc
Mailing Address 16200 Hwy 61 Mailing Address Hoover AL 35226
Wilsmville AL 35186

Property Address 21244 Hwy 25 Date of Sale 7-11-16
Columbiana, AL 35851 Total Purchase Price \$ 5,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other to combine legal description
☐ Closing Statement

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