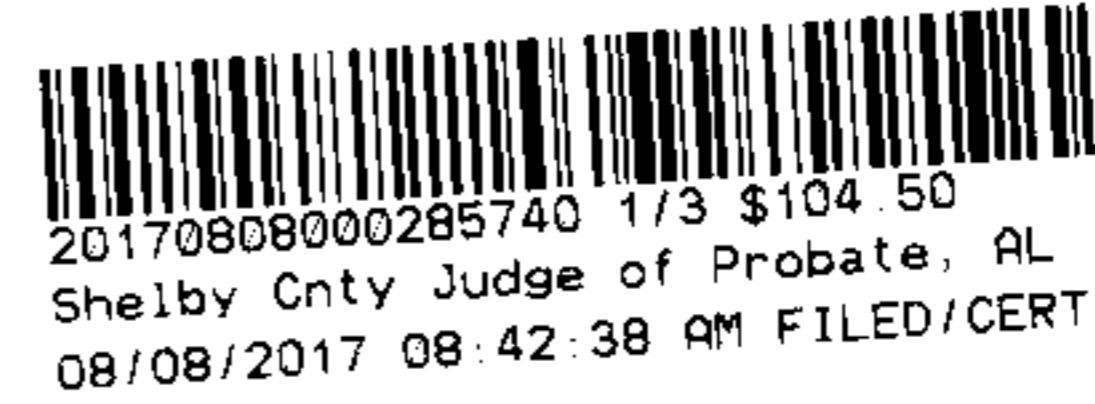


WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of a Final Decree of Divorce and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, Sam Lesueur and Denise H. Lesueur (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto Sam LeSueur (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land located in the Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 22, Township 21 South, Range 3 West, described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 668.21 feet; thence 91 deg 41 min. left 450 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 225 feet; thence 91 deg. 41 min. right 298.00 feet to the West right of way boundary of a street; thence 84 deg. 38 min. right along said right of way 225.87 feet; thence 95 deg. 22 min. right 312.51 feet to the point of beginning. Situated in Shelby County, Alabama.


Existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his heirs and assigns forever.

And I (we) do for myself/ourselves and for my heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal on this the 1st day of August, 2017.

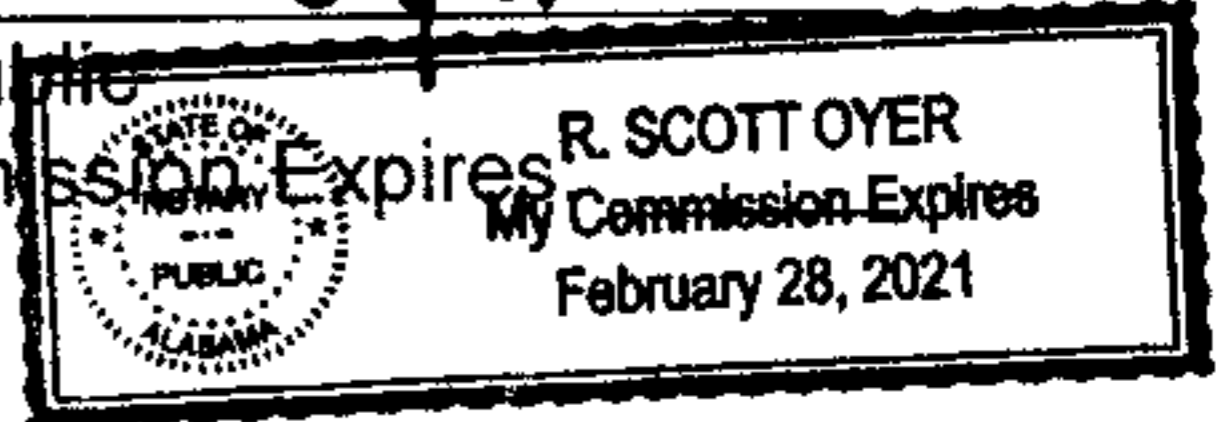

Sam Lesueur


Denise Hayes Lesueur

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, R. Scott Oyer, a Notary Public in and for said County in said State, hereby certify that Sam Lesueur 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 this instrument, he with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 1st day of August, 2017.

R. Scott Oyer
Notary Public
My Commission Expires February 28, 2021


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Marion Lagman, a Notary Public in and for said County in said State, hereby certify that Denise Hayes Lesueur 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 this instrument, she with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 30th day of July, 2017.

Marion Lagman
Notary Public
My Commission Expires: 6-19-20


20170808000285740 2/3 \$104.50
Shelby Cnty Judge of Probate, AL
08/08/2017 08:42:38 AM 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 Denise H. Lesieur
Mailing Address Alabaster, AL

Grantee's Name Sam Lesieur
Mailing Address 822 Maplewood Trl
Alabaster AL

Property Address 822 Maplewood Trl
Alabaster AL 35007

Date of Sale 8/1/17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 167,000 1/2 = \$83,500

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 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 8/8/17

Unattested

Print SAM LESIEUR

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

