

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
William L. Daniel, II
1413 Secretariat Dr
Helena, AL 35080

WARRANTY DEED

20171113000407800

STATE OF ALABAMA

11/13/2017 08:28:59 AM

SHELBY COUNTY

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-Four Thousand Five Hundred And No/100 Dollars (\$184,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Phillip T. Lee and Virginia A. Lee, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William L. Daniel, II and Codie Daniel (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 2, Block 2, according to the Survey of Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33, in the Probate Office of Shelby County, Alabama.

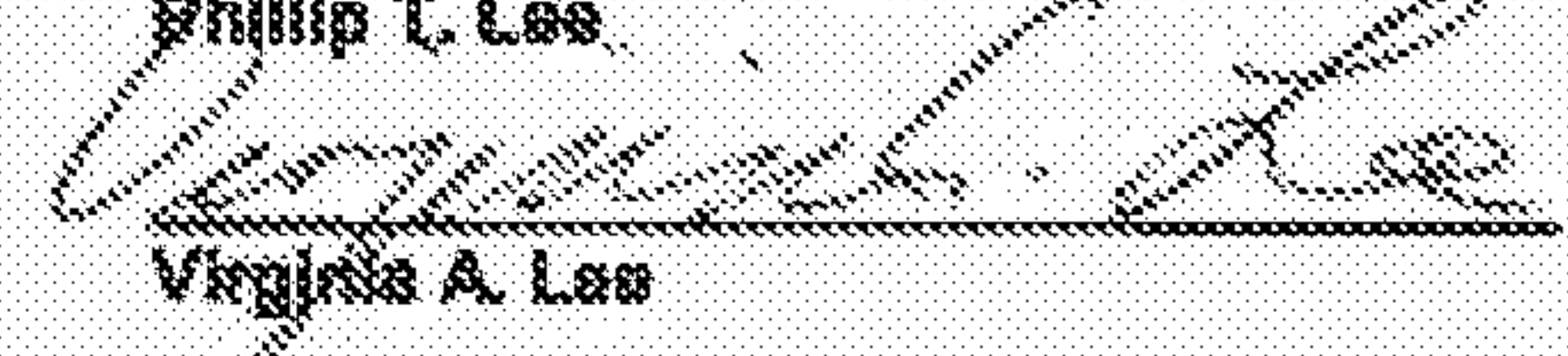
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$181,157.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

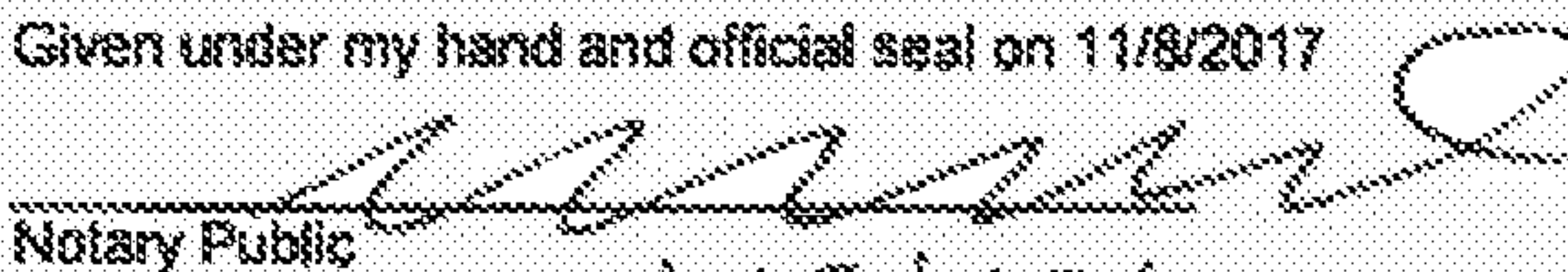
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 8, 2017.


Phillip T. Lee

Virginia A. Lee

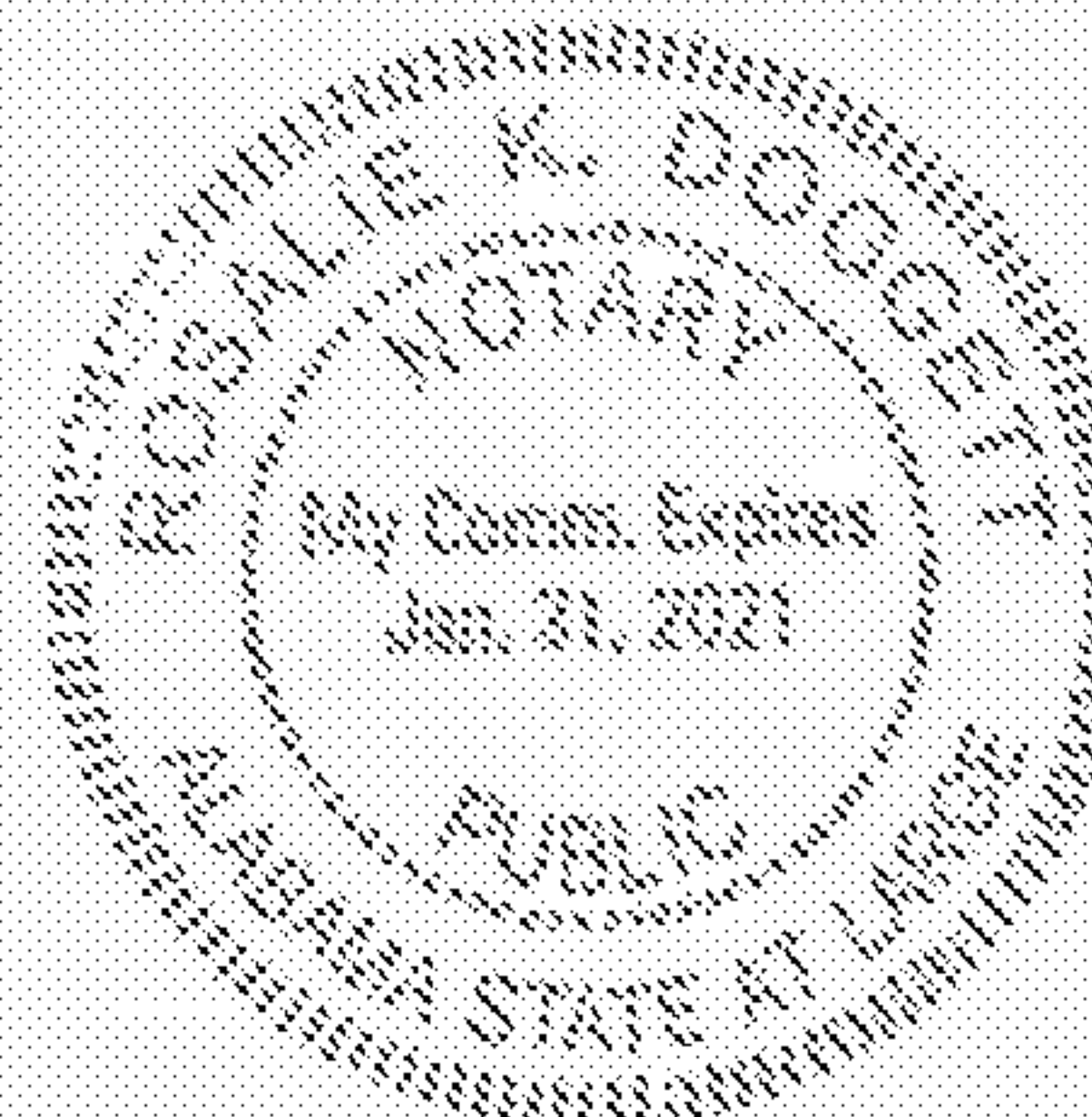
STATE OF *Alabama*
COUNTY OF *Shelby*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Phillip T. Lee and Virginia A. Lee whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 8th day of November, 2017 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 on 11/8/2017


Notary Public

My commission expires *1/31/21*



Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Phillip T. Lee and Virginia A. Lee	Grantee's Name	William L. Daniel, II and Codie Daniel
Mailing Address	3340 Vicksburg Dr Birmingham, AL 35210	Mailing Address	1413 Secretariat Dr Helena, AL 35080
Property Address	1413 Secretariat Dr Helena, AL 35080	Date of Sale	November 8, 2017
		Total Purchase Price	\$184,500.00
		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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other: _____
☐ 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 - Phillip T. Lee and Virginia A. Lee, 3340 Vicksburg Dr, Birmingham, AL 35210.

Grantee's name and mailing address - William L. Daniel, II and Codie Daniel, 1413 Secretariat Dr, Helena, AL 35080.

Property address - 1413 Secretariat Dr, Helena, AL 35080

Date of Sale - November 8, 2017.

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.

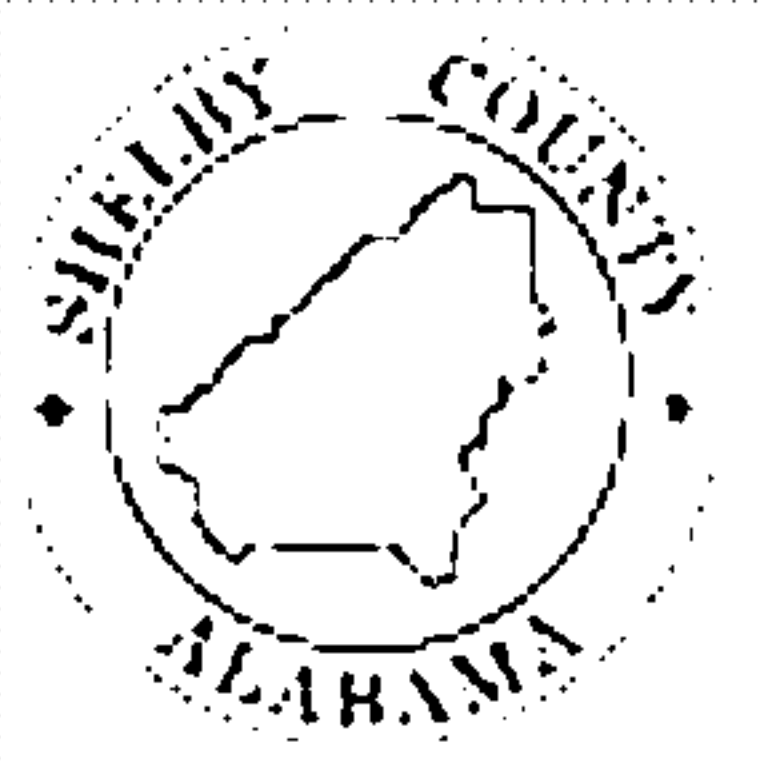
Actual Value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: November 8, 2017

Sign _____
 Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/13/2017 08:28:59 AM
 \$21.50 DEBBIE
 20171113000407800