

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

Shelby County, AL 01/08/2018
State of Alabama
Deed Tax: \$1.50

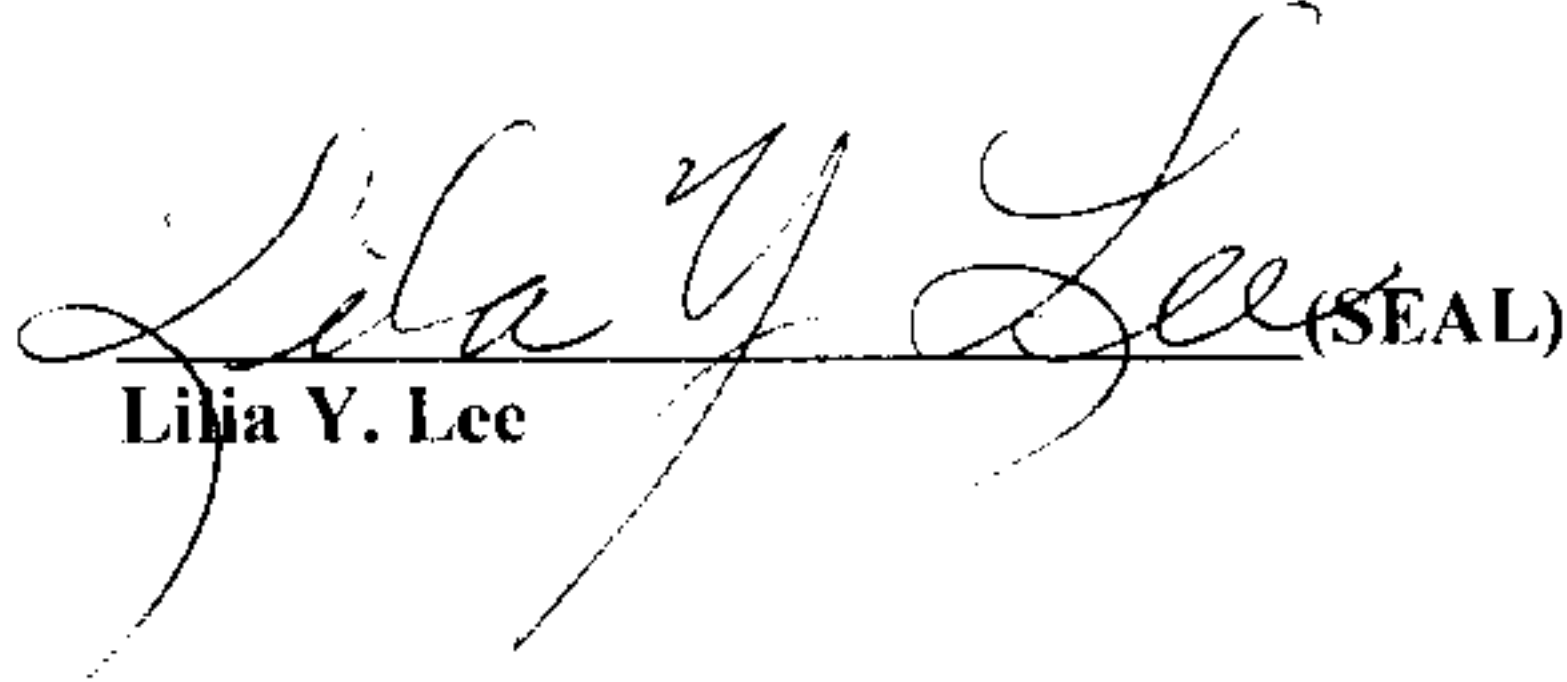
KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE THOUSAND FOUR HUNDRED FIFTY-EIGHT and NO/100 DOLLARS (\$3,458.00)** to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Lilia Y. Lee**, a widowed woman (herein referred to as the Grantor), do grant, bargain, sell and convey unto **James H. Lee, III** and wife, **Susan H. Lee** a married couple (herein referred to as the Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD, unto the said Joint Grantees as joint tenants with right of survivorship.

And I do, for me and my heirs, executors and administrators, covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 persons.

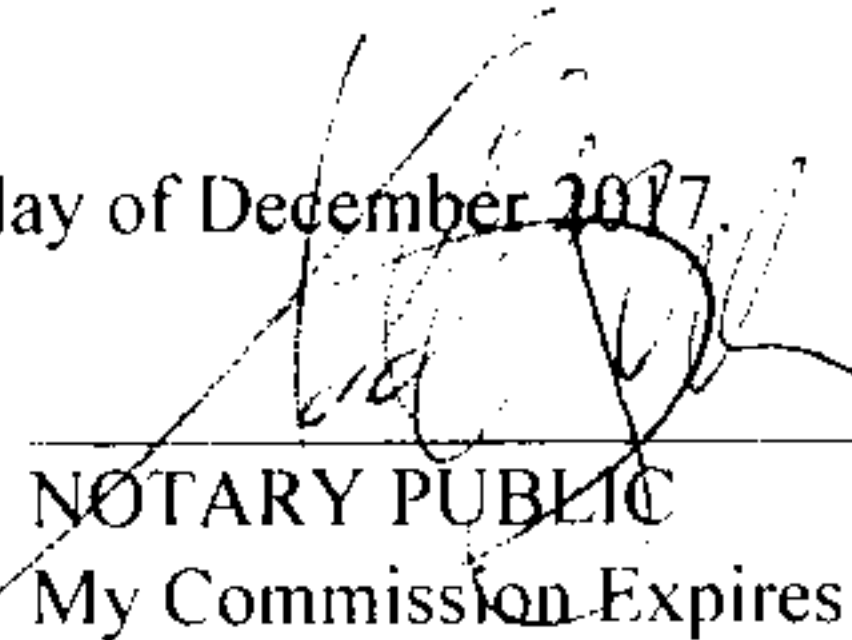
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of December, 2017.


Lilia Y. Lee (SEAL)

STATE OF ALABAMA)
)
SHELBY COUNTY)

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

Given under my hand and official seal this 7th day of December 2017.


NOTARY PUBLIC
My Commission Expires



This instrument was prepared by:
Aaron Law Firm
123 First Street N.
Alabaster, AL 35007
(205) 685-8383

SEND TAX NOTICE TO:
James Hill, III
1486 HWY 25
Briarfield, AL 35035

EXHIBIT A
Legal Description

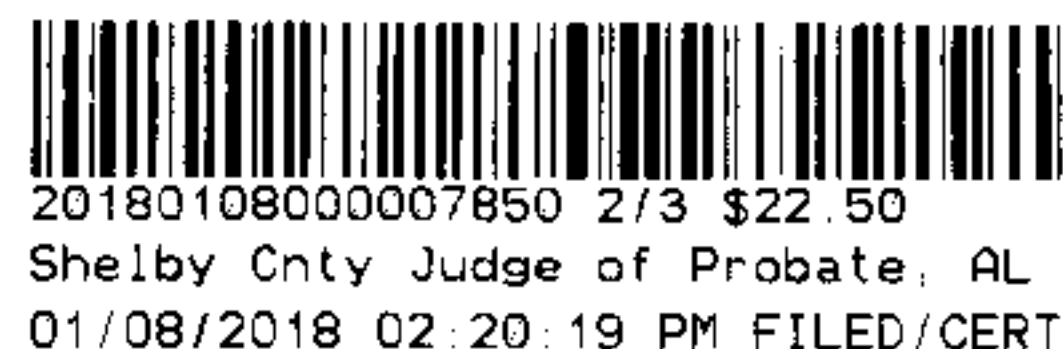
A Parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 17, Township 24 South, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 17 and run North 89°38'31" West (an assumed bearing) along the North line of the Southeast Quarter of said Section 17 and the North line of the Northeast Quarter of the Southwest Quarter of said Section 17 for a distance of 2872.82 feet to an iron pin set with SSI cap at the point of beginning; thence run South 45°35'34" West for a distance of 498.80 feet to an iron pin set with SSI cap; thence run North 40°03'33" West for a distance of 293.96 feet to an iron pin set with SSI cap; thence run South 51°49'52" West for a distance of 95.78 feet to an iron pin set with SSI cap; thence run North 58°52'27" West for a distance of 198.85 feet to an iron pin set with SSI cap on the Southeast Right-of-Way line of State Highway 25 being on a curve to the left having a central angle of 02°10'51", a radius of 3324.17 feet and a chord bearing of North 47°54'47" East; thence run in a Northeasterly direction along the arc of said curve and also along said Southeast Right-of-Way line for a distance of 126.52 feet to a 1/2" rebar found on the North line of the Northeast Quarter of the Southwest Quarter of said Section 17; thence run South 89°38'31" East along the North line of said Quarter-Quarter Section for a distance of 697.17 feet to the Point of Beginning.

Minus the property already deeded to the Grantees by the deed recorded on December 18, 1998 at Instrument Number 1998-50640 in the Probate Office of the Shelby County, Alabama. And further described to wit:

Commence at the northeast corner of the northeast quarter of the southeast quarter of Section 17, Township 24 north, Range 12 east, Shelby County, Alabama and run thence South 00 degrees 00 minutes 00 seconds West along the north line of said quarter-quarter section of 3,060.88 feet to a set steel rebar corner and the Point Of Beginning of the property being described; Thence continue along last described course a distance of 500.81 feet to a steel rebar corner on the easterly margin of Alabama Highway No. 25 in a curve to the left having a central angle of 01 degrees 37 minutes 10 seconds and a radius of 3124.58 feet; Thence run southwesterly along said margin of said Highway an arc distance of 88.32 feet to a steel rebar corner; Thence run South 66 degrees 52 minutes 50 seconds East distance of 457.46 feet to a steel rebar corner; Thence run north 31 degrees 10 minutes 39 seconds East a distance of 280.00 feet to the point of beginning. According to the survey by Joseph E. Conn, Jr., Alabama PLS No.#9049 on November 24, 1998

Said parcel containing 1.387 Acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name Lilia Y Lee
Mailing Address 1483 Hwy 25
Beaufield, AL 35035

Grantee's Name James H. & Susan H. Lee
Mailing Address 1486 Hwy 25
Beaufield, AL 35035

Property Address 1486 Hwy 25
Beaufield, AL 35035

Date of Sale 12/17/17

Total Purchase Price \$ 1,500

or

Actual Value

\$

or

Assessor's Market Value \$ 1,500

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 _____

Print John Aaron

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180108000007850 3/3 \$22.50
Shelby Cnty Judge of Probate, AL
01/08/2018 02:20:19 PM FILED/CERT

Form RT-1