

HIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(NO TITLE EXAMINATION PROVIDED)

SEND TAX NOTICE TO:
Sherry Leemon
2722 Highway 93
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration, to the undersigned Frances B. Lewis, an unmarried woman, and Sherry L. Leemon, a married woman (herein referred to as "Grantors"), in hand paid by Sherry Lewis Leemon, David Edward Lewis and Pamela Lewis Mears (herein referred to as "Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees the following described real estate, situated in Shelby County, Alabama (the "Premises"), to-wit:

Commence at the Northwest Corner of the NE 1/4 of the SW 1/4, Section 2, Township 20 South, Range 3 West, being an iron in accordance with a survey by H. Schoel dated May, 1929; thence run southerly along the west boundary of said 1/4—1/4 Section for 1163.98 feet to the point of beginning of the parcel herein described; thence continue southerly along the west boundary of the NE 1/4 of the SW 1/4 and the west boundary of the SE 1/4 of the SW 1/4 of said Section 2 for 255.27 feet to a point; thence turn an angle of 65 degrees 44 minutes 53 seconds to the left and run 71.80 feet to a point; thence turn an angle of 90 degrees to the left and run 212.00 feet to a point; thence turn an angle of 83 degrees 18 minutes 07 seconds to the left and run 177 .87 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West.


SUBJECT TO: (1) Ad Valorem Taxes; (2) Mineral and Mining rights not owned by Grantors; (3) Easements, Restrictions and Rights of Way of record.

Provided, however, that Grantor Frances B. Lewis excepts from this conveyance and reserves unto herself an estate for and during her natural life (a life estate).

This property does not constitute the homestead of the Grantor Sherry L. Leemon or her spouse.

TO HAVE AND TO HOLD to the Grantees, their heirs and assigns, forever.

Shelby County, AL 03/21/2018
State of Alabama
Deed Tax: \$54.00


20180321000093490 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
03/21/2018 12:40:27 PM FILED/CERT

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 8th day of March, 2018.

WITNESS:

Anne P. Marshall

Anne P. Marshall

Frances B. Lewis

Frances B. Lewis

Sherry L. Leemon

Sherry L. Leemon

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances B. Lewis, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of March, 2018.

Anne P. Marshall
Notary Public

My Commission Expires: 2/10/2019

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherry L. Leemon, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 8th day of March, 2018.

Anne P. Marshall
Notary Public

My Commission Expires: 2/10/2019

Real Estate Sales Validation Form

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

Grantor's Name Sherry L. Leemon/Frances B. Lewis
Mailing Address 3494 Bearden Lane
Helena, AL 35080

Grantee's Name Sherry Leemon/David Lewis/Pamela Mears
Mailing Address 2722 Highway 93
Helena, AL 35080

Property Address 3494 Bearden Lane
Helena, AL 35080

Date of Sale March 8, 2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 2/3 = \$ 53,666.67

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 March 8, 2018

Print Sherry L. Leemon

☐ Unattested

Sign

Sherry L. Leemon
(Grantor/Grantee/Owner/Agent) circle one

erified by)

20180321000093490 3/3 \$75.00
Shelby Cnty Judge of Probate, AL
03/21/2018 12:40:27 PM FILED/CERT

Form RT-1