

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Mary Ann Lee, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Mary Ann Lee, Joe A. Lee, and Rebecca L. King (herein referred to as GRANTEES) for and during their joint lives and upon the death of any one of them, then to the survivors of them for and during the survivors' joint lives, and upon the death of either of the survivors, then to the remaining survivor in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit A.

Subject to easements, covenants, conditions, exceptions, rights of way, and encumbrances of record.


The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

GRANTOR is the surviving grantee in the deed recorded as Instrument # 20040113000022170 in the Probate Office of Shelby County, Alabama, the other grantee, C. Patrick Lorino, having died on September 3, 2017.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any one of them, then to the survivors of them for and during the survivors' joint lives, and upon the death of either of the survivors, then to the remaining survivor in fee simple, and to the heirs and assigns of such survivor forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid;

Shelby County, AL 04/06/2018
State of Alabama
Deed Tax: \$11.00


20180406000115030 1/4 \$35.00
Shelby Cnty Judge of Probate, AL
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that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 3rd day of April, 2018.



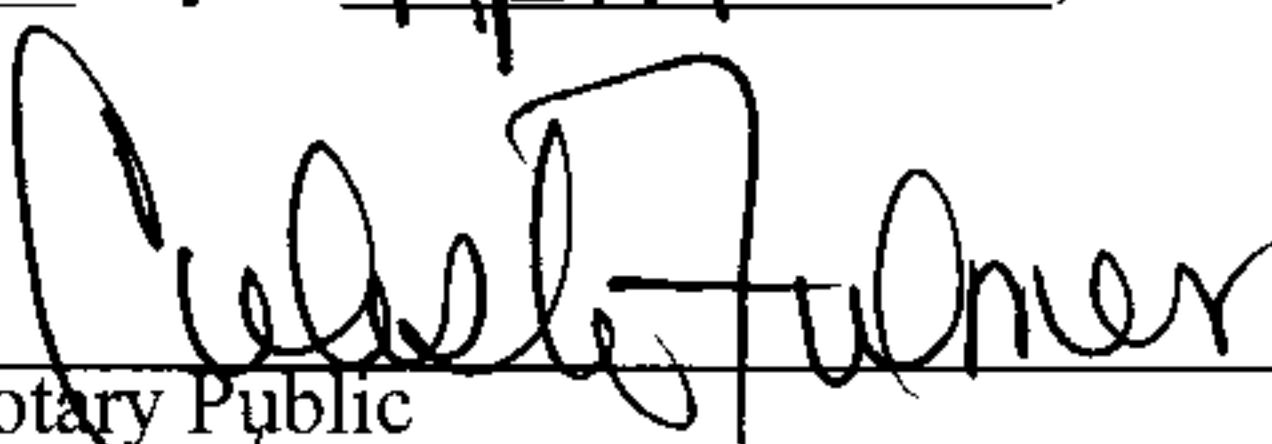
Mary Ann Lee

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Lee, 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 official seal this 6th day of April, 2018.



Notary Public

my Commission Expires:
10-11-20



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EXHIBIT A


The South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West.

LESS AND EXCEPT that parcel heretofore conveyed to Mary Ann Lee and husband, Joe W. Lee, as recorded in Deed Book 325, Page 729, in the Probate Office of Shelby County, Alabama, which is more particularly described as follows:

A parcel of land containing 0.46 acre, more or less, located in the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 12; Thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 98.27 feet to the point of beginning; Thence continue last course a distance of 145.0 feet; Thence turn right $65^{\circ} 05' 40''$ a distance of 118.46 feet; Thence turn right $80^{\circ} 09' 20''$ a distance of 123.59 feet; Thence turn right $97^{\circ} 03' 50''$ a distance of 200.89 feet to the point of beginning. Together with any existing rights of ingress and egress over and across existing gravel drive.

LESS AND EXCEPT that parcel heretofore conveyed to C. Patrick Lorino and wife, Debra Lorino, as recorded in Real Book 131, Page 353, in the Probate Office of Shelby County, Alabama, which is more particularly described as follows:

Commence at a point on the North line of the South $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama and said point being 155 feet West of the NE corner of said $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ section, thence run East along the North line of said $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section 155 feet to NE corner of said $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section, thence run South along the East line of said $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section approximately 335 feet to the SE corner of said $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section, thence run West along the South line of said $\frac{1}{2}$ $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{4}$ Section 98.27 feet to the SE corner of the Lee lot (DB 325 page 729), thence run Northwesterly along Lee East line 200.89 feet to Northeast corner of Lee lot, thence run Northeasterly 156 feet to point of beginning. Containing 1- $\frac{1}{4}$ acres, more or less.


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Real Estate Sales Validation Form

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

Grantor's Name Mary Ann Lee
Mailing Address 247 Dogwood Dr.
Chelsea, AL 35043

Grantee's Name Mary Ann Lee, Joe A. Lee &
Mailing Address Rebecca L. King
247 Dogwood Dr.
Chelsea, AL 35043

Property Address Dogwood Drive
Chelsea, AL

Date of Sale 4-6-18
Total Purchase Price \$
or
Actual Value \$

$\frac{2}{3}$ Assessor's Market Value \$ 32,320 $\frac{1}{3}$ = 10,773.

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 4-6-18

Print Mary Ann Lee

Sign Mary Ann Lee
(Grantor/Grantee/Owner/Agent) circle one

I Unattested

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Verified by)

Form RT-1