

This Instrument Prepared By:

\$ 271,000.00 (Purchase Price)



01492-7312
HARPOLE LAW, LLC

Ann Harpole, Esq.

82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

§
§
§

WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SEVENTY ONE THOUSAND DOLLARS AND NO/100 (\$ 271,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **MICHAEL LEE and STACEY LEE, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto LANDON N. GRAY AND ANDREA G. GRAY FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR IN FEE SIMPLE, (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

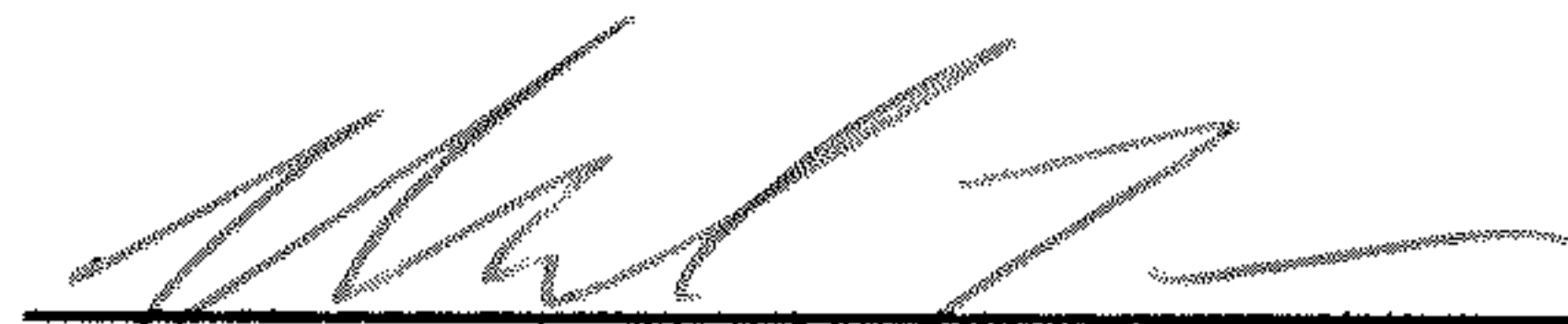
THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat of said subdivision.
4. Restrictive covenants contained in instrument recorded in Real Volume 160, Page 278.
5. Easement granted Alabama Power Company by instrument recorded in Deed Book 124, Page 561 and Deed Book 234, Page 868.
6. Right of way granted South Central Bell Telephone Company by instrument recorded in Real Volume 224, Page 579.

7. Reservation of oil, gas and minerals contained in instrument recorded in Instrument #1994-10446.
8. Terms, conditions, obligations, rules, regulations and by-laws of Broken Bow South Residents, Inc. as evidenced by the Articles of Incorporation recorded in Instrument #1996-40777.
9. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 14th day of July, 2018.



MICHAEL LEE

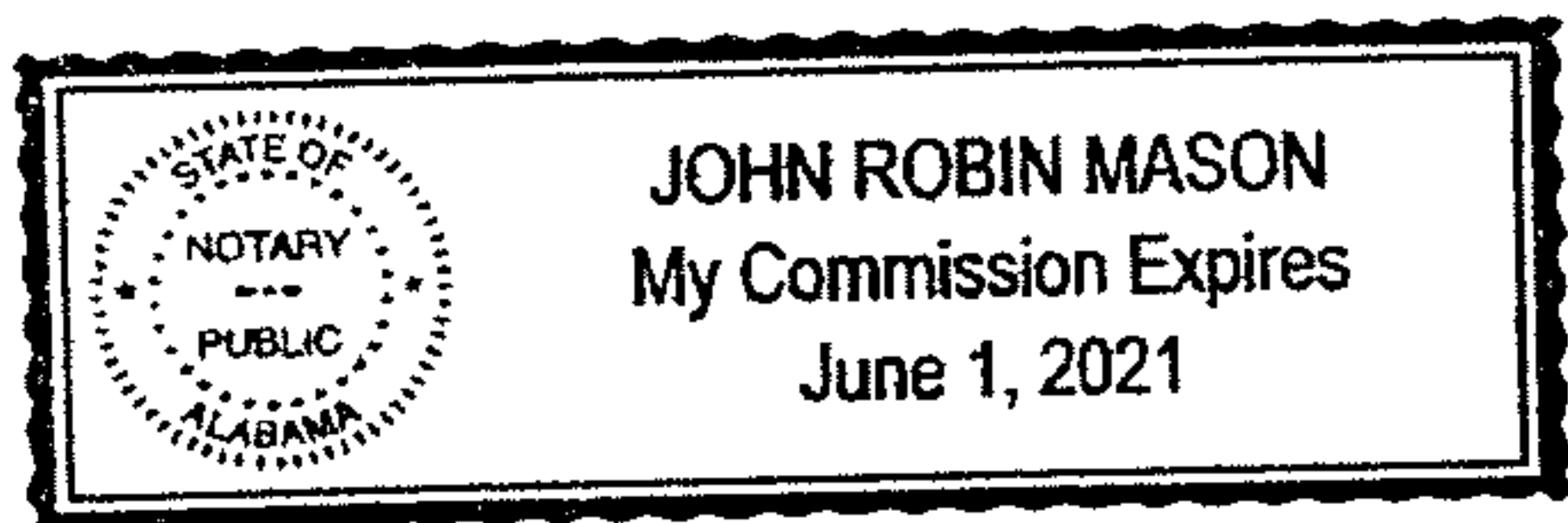


STACEY LEE

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **MICHAEL LEE, husband of Stacey 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2018.
(AFFIX NOTARIAL SEAL)

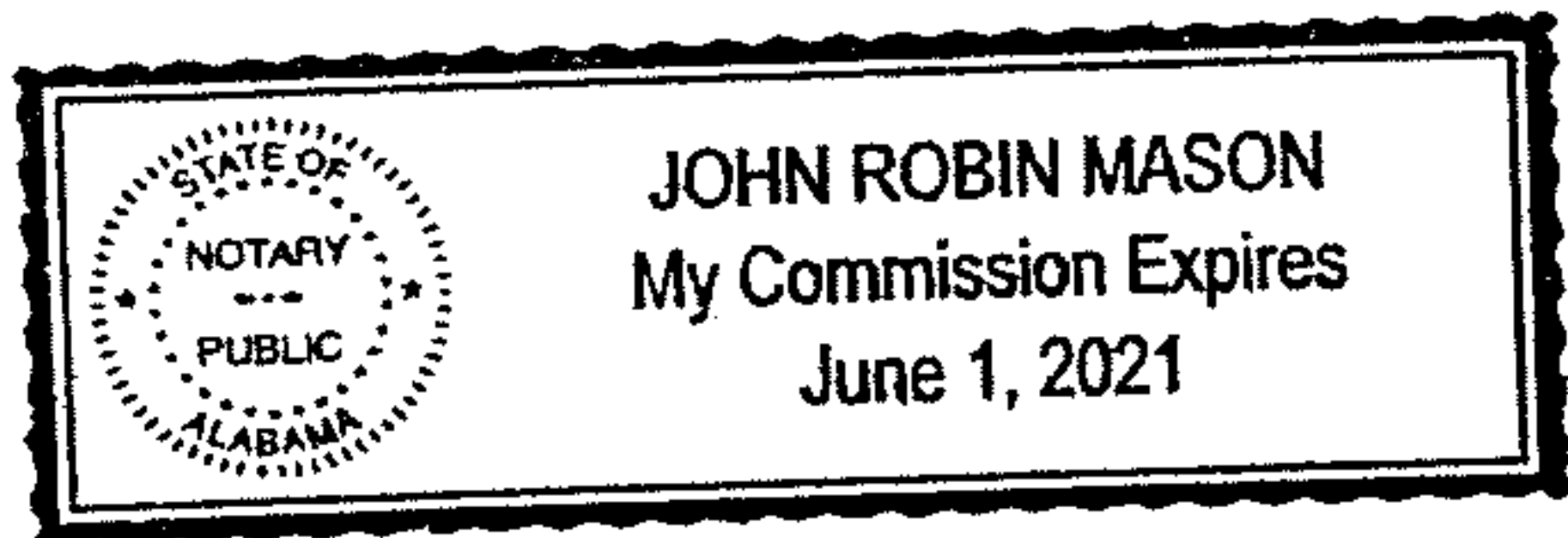


John Robin Mason
NOTARY PUBLIC
My Commission Expires: 06/01/2021

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **STACEY LEE, wife of Michael 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July, 2018.
(AFFIX NOTARIAL SEAL)



John Robin Mason
NOTARY PUBLIC
My Commission Expires: 06/01/2021

PROPERTY ADDRESS:

5001 Little Turtle Dr.
Birmingham, AL 35242

GRANTEE'S ADDRESS:

5001 Little Turtle Dr.
Birmingham, AL 35242

GRANTOR'S ADDRESS:

5001 Little Turtle Dr.
Birmingham, AL 35242

THIS DEED SHALL BE MADE EFFECTIVE ON: August 16th 2018

Stewart Title of Alabama, LLC
1101 Hillcrest Rd., Ste 100
Mobile, AL 36695

EXHIBIT A

LOT 9, BLOCK 13, ACCORDING TO THE SURVEY OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. LESS AND EXCEPT THE FOLLOWING 42 SQUARE FOOT PARCEL: COMMENCE AT SOUTHEAST CORNER OF SAID LOT 9; THENCE RUN WEST ALONG SAID LOT LINE 14.00 FEET; THENCE 156° 27' 57" RIGHT 15.01 FEET TO THE EAST LINE OF SAID LOT 9; THENCE 111° 18' 05" RIGHT 6 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Michael Lee and Stacey Lee
Mailing Address 6200 Oak Tree Blvd, Suite 300 Independence, OH 44131

Grantee's Name Landon N. Gray Andrea G. Gray
Mailing Address 5001 Little Turtle Drive Birmingham, AL 35242

Property Address 5001 Little Turtle Dr. Birmingham, AL 35242

Date of Sale August 06, 2018
Total Purchase Price \$271,000.00

OR
Actual Value

OR
Assessor's Market Value



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2018 01:05:13 PM
\$301.00 CHERRY
20180807000280940

[Signature]

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 - 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 of 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 August 03, 2018

Print Landon Gray

Unattested

[Signature]
(verifier by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one