

SEND TAX NOTICE TO:
Joshua M. Lee and Layken E. Lee
1607 Highway 440
Chelsea, Alabama 35043

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20181101000386840
11/01/2018 08:15:41 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Twenty Thousand dollars & no cents (\$420,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Henry Jason Jebeles and Rachel Thatcher Jebeles, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Joshua M. Lee and Layken E. Lee** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 610.79 FEET TO A POINT; THENCE TURN AN ANGLE OF 101 DEGREES 53 MINUTES 44 SECONDS RIGHT AND RUN IN A NORTHEASTERLY DIRECTION A DISTANCE OF 400.0 FEET TO A POINT THENCE TURN AN ANGLE OF 13 DEGREES 21 MINUTES 59 SECONDS LEFT AND RUN NORTHERLY A DISTANCE OF 195.77 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE TURN AN ANGLE OF 40 DEGREES 02 MINUTES 20 SECONDS TO THE LEFT AND RUN NORTHWESTERLY A DISTANCE OF 734.60 FEET TO A POINT AT THE TOP OF STRAIGHT RIDGE; THENCE TURN AN ANGLE OF 98 DEGREES 14 MINUTES 30 SECONDS RIGHT AND RUN NORTHEASTERLY ALONG STRAIGHT RIDGE A DISTANCE OF 282.17 FEET TO A POINT; THENCE TURN AN ANGLE OF 2 DEGREES 45 MINUTES 47 SECONDS LEFT AND CONTINUE NORTHEASTERLY ALONG STRAIGHT RIDGE A DISTANCE OF 186.48 FEET TO A POINT; THENCE TURN AN ANGLE OF 84 DEGREES 41 MINUTES 14 SECONDS RIGHT AND LEAVING STRAIGHT RIDGE RUN SOUTHEASTERLY A DISTANCE OF 798.29 FEET TO A POINT; THENCE TURN AN ANGLE OF 111 DEGREES 44 MINUTES 33 SECONDS RIGHT AND RUN SOUTHWESTERLY A DISTANCE OF 235.60 FEET TO A POINT; THENCE TURN AN ANGLE OF 97 DEGREES 42 MINUTES 23 SECONDS LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 112.33 FEET TO A POINT; THENCE TURN AN ANGLE OF 58 DEGREES 13 MINUTES 26 SECONDS RIGHT AND RUN SOUTHWESTERLY A DISTANCE OF 42.43 FEET TO A POINT; THENCE TURN AN ANGLE OF 59 DEGREES 05 MINUTES 02 SECONDS RIGHT AND RUN WESTERLY A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF SOUTHEAST 1/4 SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST.

ALSO CONVEYED HEREBY IS AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED PROPERTY WHICH SAID EASEMENT IS DESCRIBED AS FOLLOWS:
COMMENCE AT THE POINT OF BEGINNING OF THE ABOVE DESCRIBED PARCEL OF LAND; THENCE RUN EASTERLY ALONG THE SOUTHERN BOUNDARY LINE OF SAID PARCEL OF LAND A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING OF A 30 FOOT WIDE EASEMENT; THENCE TURN AN ANGLE OF 75 DEGREES 55 MINUTES 05 SECONDS RIGHT AND RUN SOUTHEASTERLY ALONG THE WEST BOUNDARY LINE OF SAID EASEMENT A DISTANCE OF 135.17 FEET TO A POINT ON THE NORTHWEST 25 FOOT RIGHT OF WAY LINE OF COUNTY HIGHWAY 440; THENCE TURN AN ANGLE OF 124 DEGREES 54 MINUTES LEFT AND RUN NORTHEASTERLY A DISTANCE OF 36.57 FEET TO A POINT; THENCE TURN AN ANGLE OF 55 DEGREES 06 MINUTES LEFT AND RUN NORTHWESTERLY ALONG THE EAST BOUNDARY LINE OF THE ROADWAY EASEMENT HEREIN DESCRIBED A DISTANCE OF 144.25 FEET TO A POINT; THENCE TURN AN ANGLE OF 135 DEGREES 00 MINUTES 07 SECONDS LEFT AND RUN SOUTHWESTERLY A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING. SAID ROADWAY EASEMENT IS LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST.

LESS AND EXCEPT

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND LOCATED INSIDE A PARCEL OF LAND AS DESCRIBED IN REAL BOOK 100, PAGE 667, IN THE OFFICE OF THE JUDGE

OF PROBATE IN SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 610.79 FEET; THENCE TURN RIGHT 101 DEGREES 53 MINUTES 44 SECONDS AND RUN NORTHEASTERLY A DISTANCE OF 400.00 FEET; THENCE TURN LEFT 13 DEGREES 21 MINUTES 59 SECONDS AND RUN NORTHERLY A DISTANCE OF 195.77 FEET; THENCE TURN RIGHT 91 DEGREES 28 MINUTES 15 SECONDS AND RUN EASTERLY A DISTANCE OF 235.00 FEET; THENCE TURN LEFT 59 DEGREES 05 MINUTES 02 SECONDS AND RUN NORTHEASTERLY A DISTANCE OF 42.43 FEET; THENCE TURN LEFT 58 DEGREES 13 MINUTES 26 SECONDS AND RUN NORTHWESTERLY A DISTANCE OF 112.33 FEET; THENCE TURN RIGHT 97 DEGREES 42 MINUTES 23 SECONDS AND RUN NORTHEASTERLY A DISTANCE OF 103.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED A COURSE A DISTANCE OF 131.89 FEET; THENCE TURN LEFT 111 DEGREES 44 MINUTES 33 SECONDS AND RUN NORTHWESTERLY A DISTANCE OF 177.78 FEET; THENCE TURN LEFT 68 DEGREES 15 MINUTES 27 SECONDS AND RUN SOUTHWESTERLY A DISTANCE OF 131.89 FEET THENCE TURN LEFT 111 DEGREES 44 MINUTES 33 SECONDS AND RUN SOUTHEASTERLY A DISTANCE OF 177.78 FEET TO THE POINT OF BEGINNING.

\$399,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

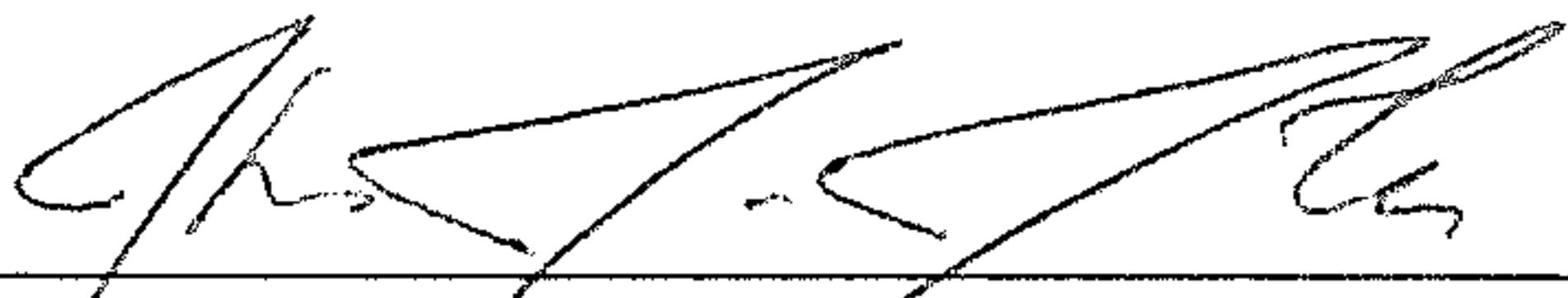
Mineral and mining rights, if any.


Easement to Alabama Power as recorded in Instrument No. 20140718000220430.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **October 29, 2018** .

 (Seal)
Henry Jason Jebeles

 (Seal)
Rachel Thatcher Jebeles

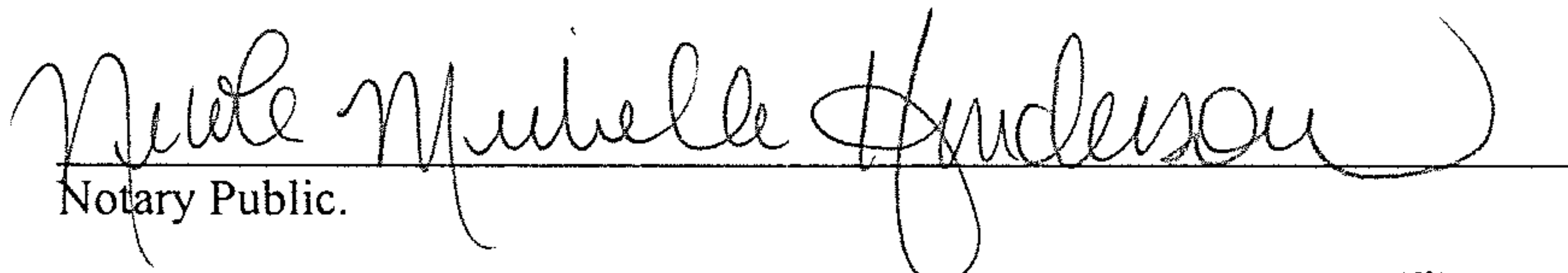
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

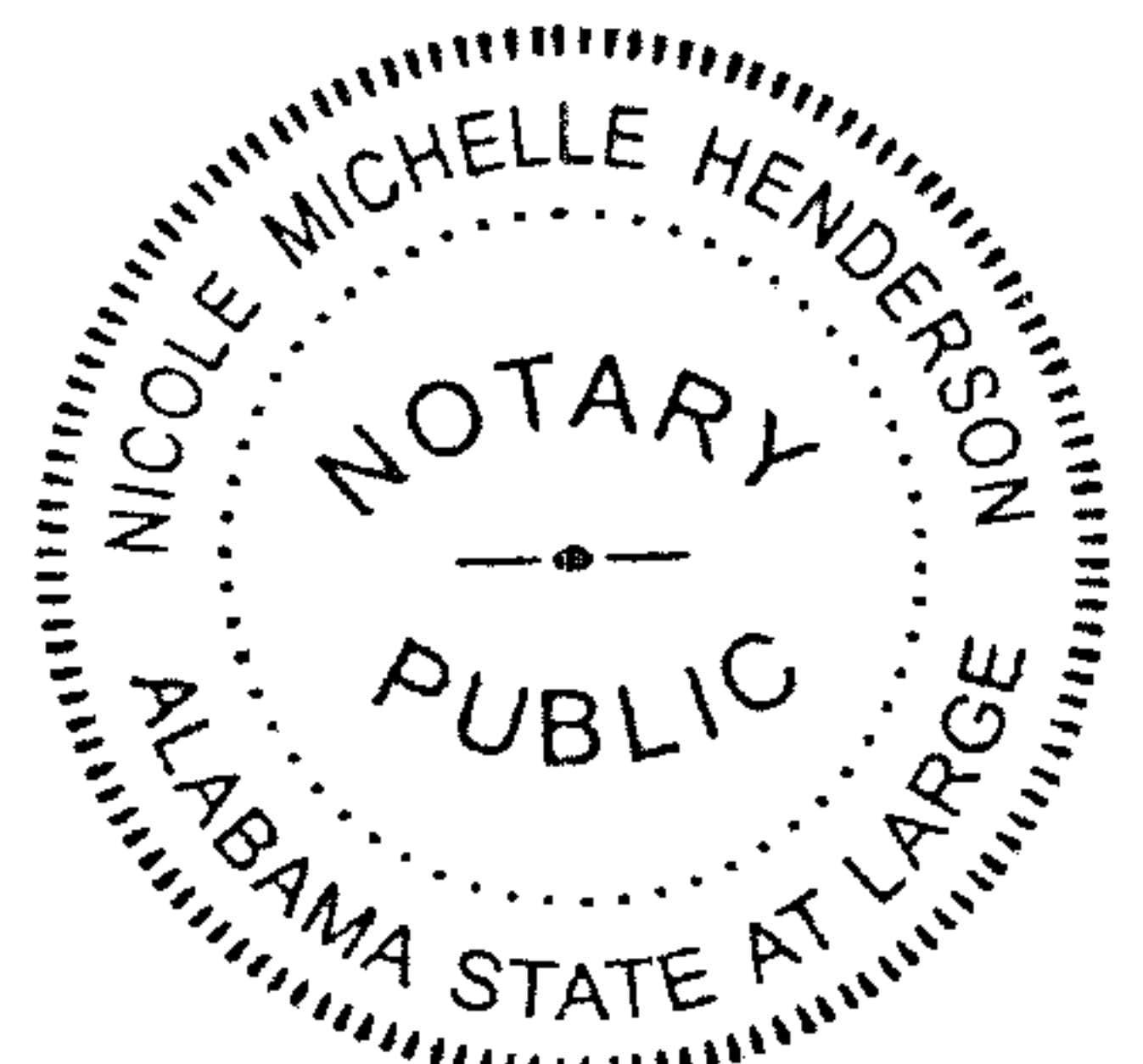
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Henry Jason Jebeles and Rachel Thatcher Jebeles, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2018


Notary Public.

(Seal)

My Commission Expires: 3/30/22



20181101000386840 11/01/2018 08:15:41 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Henry Jason Jebeles and Rachel
Thatcher Jebeles

Grantee's Name Joshua M. Lee and Layken E. Lee

Mailing Address 2012 Farmingdale Road
Harpersville, Alabama 35078
Property Address 1607 Highway 440
Chelsea, Alabama 35043

Mailing Address 1607 Highway 440
Chelsea, Alabama 35043
Date of Sale 10/29/2018

Total Purchase Price \$420,000.00

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
☒ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 10/29/18

Print Joshua M. Lee

☐ Unattested

Nicole Henderson
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2018 08:15:41 AM
\$42.00 CHERRY
20181101000386840

Allie S. Bayl