

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Aanya Properties, LLC
P O Box 209
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Six Thousand and no/00 Dollars (\$6,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Johnny Lee and Nellie Ruth Lee, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Aanya Properties, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

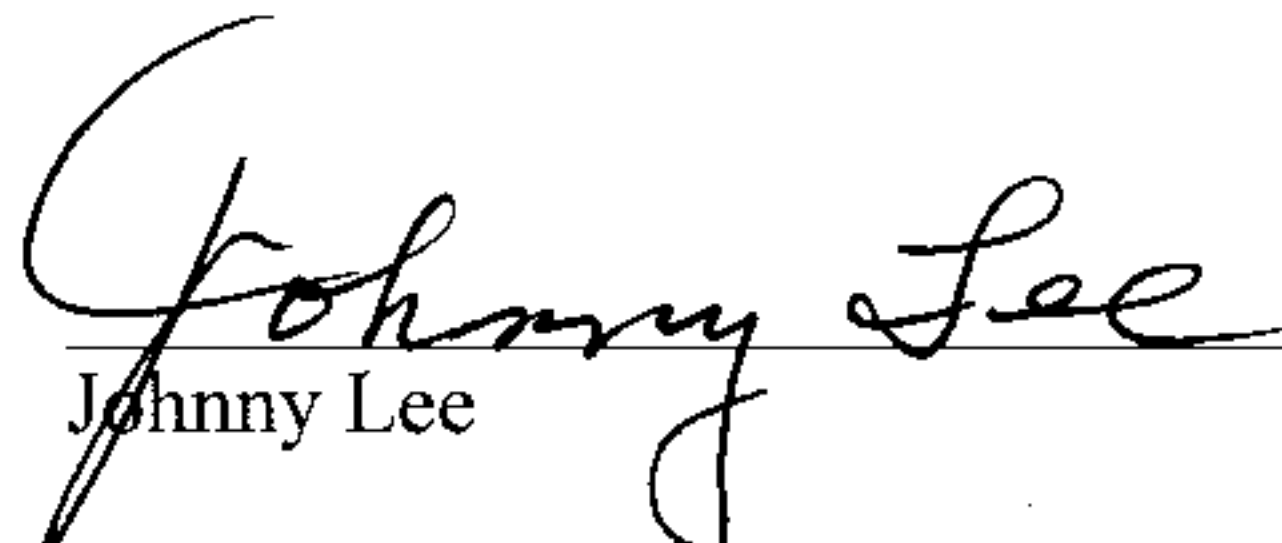
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

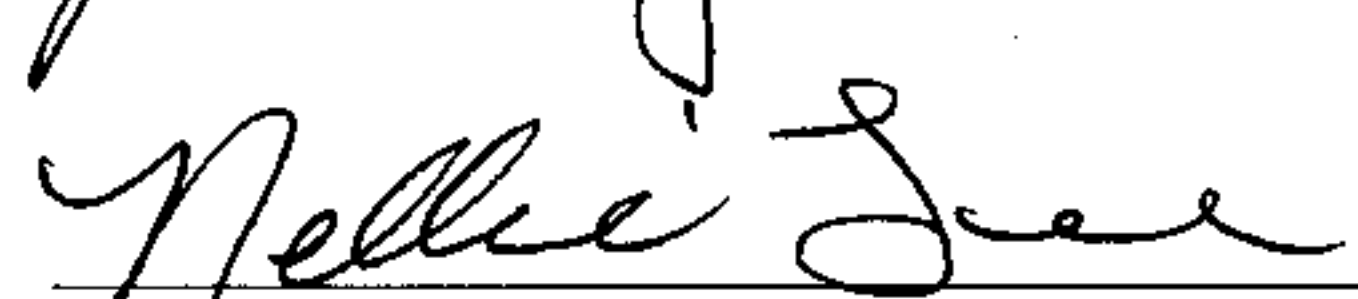
Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of February, 2019.



Johnny Lee


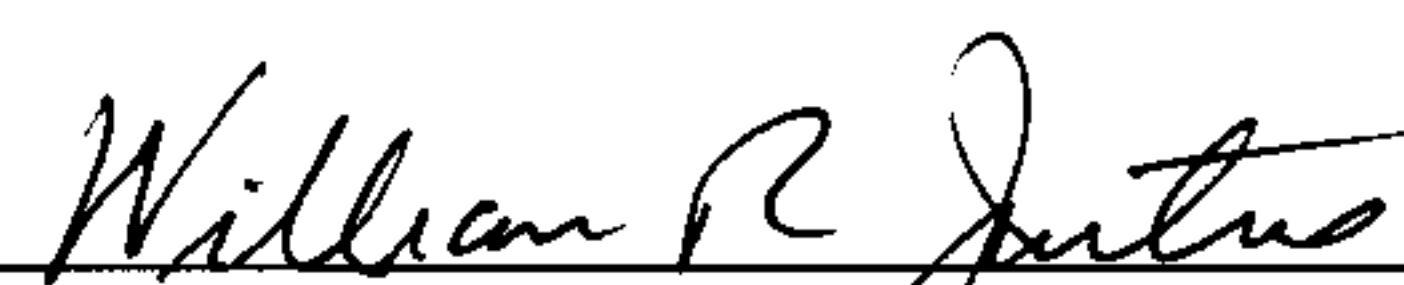
Nellie Ruth Lee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnny Lee and Nellie Ruth Lee, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date..

Given under my hand and official seal this 14th day of February, 2019.





Notary Public
My Commission Expires: 9-11-19

Shelby County, AL 02/15/2019
State of Alabama
Deed Tax: \$6.00


20190215000049260 1/3 \$27.00
Shelby Cnty Judge of Probate, AL
02/15/2019 02:13:12 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the hereinafter described land lying North of the Columbiana by-pass, being Alabama Highway No. 25 By-pass; said land being in the Town of Columbiana, Alabama, described as follows: beginning at a stake at the southwest corner of Joe Sterrett's lot; thence running West 70 yards; thence North 70 yards; thence East 70 yards; thence South to the point of beginning, lying in Shelby County, Alabama, in Section 23, Township 21 South, Range 1 West.

JL
M. S.


20190215000049260 2/3 \$27.00
Shelby Cnty Judge of Probate, AL
02/15/2019 02:13:12 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Johnny Lee & Nellie Ruth Lee
Mailing Address PO Box 894
Columbiana, AL 35051

Grantee's Name: Aanya Properties, LLC
Mailing Address: P O Box 209
Shelby, AL 35143

Property Address: Hwy 25 Bypass
Columbiana, AL 35051

Date of Sale 2-14-19
Total Purchase Price \$ 6,000.00
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 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 2-14-19

Sign Nellie Lee
(Grantor/Grantee/Owner/Agent) circle one

Print _____

☐ Unattested

(Verified by) _____