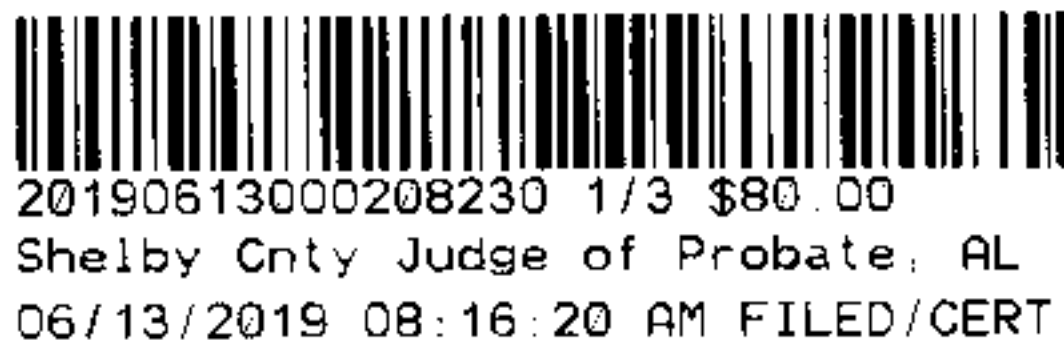


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051



Send Tax Notice to:
Daisy B. Lee
P.O. Box 1004
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY EIGHT THOUSAND AND 00/100 (\$58,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, ***Daisy B. Lee and husband Willie Lee Jr., (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Daisy B. Lee and husband Willie Lee Jr., (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2019.
- 2. Easements, restrictions, rights of way, and permits of record.

Daisy B. Lee and Daisy B. Mallory are one and the same person

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 12th day of June, 2019.

Daisy B Lee
Daisy B. Lee

Willie Lee JR
Willie Lee, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Daisy B. Lee and Willie Lee, Jr.,*** whose names 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 12th day of June, 2019.

Michael T. Atchison
Notary Public
My Commission Expires: 9-22-20

EXHIBIT A

COMMENCE AT THE SW CORNER OF SECTION 1 TOWNSHIP 22 SOUTH RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 01 DEGREE 33 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 1,311.80 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 00 MINUTES 17 SECONDS EAST ALONG AND WITHIN THE BOUNDS OF AN EXISTING CHERT SURFACE ROAD A DISTANCE OF 1,693.51 FEET TO A SET CAPPED REBAR CORNER WITHIN THE CONFINES OF THE CHERT ROADWAY AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE ALONG AND WITHIN SAID ROADWAY A DISTANCE OF 179.42 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 14 DEGREES 41 MINUTES 04 SECONDS EAST A DISTANCE OF 240.24 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 59 DEGREES 29 MINUTES 39 SECONDS WEST A DISTANCE OF 108.10 FEET TO A SET CAPPED REBAR CORNER; THENCE RUN NORTH 88 DEGREES 05 MINUTES 34 SECONDS WEST A DISTANCE OF 131.78 FEET TO A SET CAPPED REBAR CORNER; THENCE RUN SOUTH 03 DEGREES 03 MINUTES 55 SECONDS WEST A DISTANCE OF 288.95 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT ONE HALF THE RIGHT OF WAY OF THE SIXTY FOOT WIDE ACCESS EASEMENT


20190613000208230 2/3 \$80.00
Shelby Cnty Judge of Probate, AL
06/13/2019 08:16:20 AM 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 Daisy B. Lee & Willie Lee, Jr.
Mailing Address P.O. Box 1004
Columbiana, AL
35051

Grantee's Name Daisy B. Lee & Willie Lee, Jr.
Mailing Address P.O. Box 1004
Columbiana, AL
35051

Property Address 307 Hillsdale Dr
Columbiana, AL
35051

Date of Sale 12 June 19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 58,000.00

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 Current J & R's
☒ Other 1/2 value of TAX Assessment

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 12 June 19

Print Willie Lee Jr

Unattested

Sign Willie Lee Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190613000208230 3/3 \$80.00
Shelby Cnty Judge of Probate, AL
06/13/2019 08:16:20 AM FILED/CERT

Form RT-1