

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:
Roy Hamilton
P.O. Box 1600
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 **ONE HUNDRED THOUSAND DOLLARS AND NO/00 DOLLARS (\$100,000.00)**, 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, I, **Mike Lee and wife, Hallie Lee (herein referred to as Grantor)** grant, bargain, sell and convey unto **Roy Hamilton and Silvia Ethridge Hamilton (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE EXHIBIT "A"

SUBJECT TO:

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

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 22nd day of July, 2019.



Mike Lee




Hallie 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 **Mike Lee and wife, Hallie 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July, 2019



Notary Public
My Commission Expires: 01/03/2022

Shelby County, AL 07/24/2019
State of Alabama
Deed Tax: \$100.00


20190724000262990 1/3 \$121.00
Shelby Cnty Judge of Probate, AL
07/24/2019 08:56:47 AM FILED/CERT

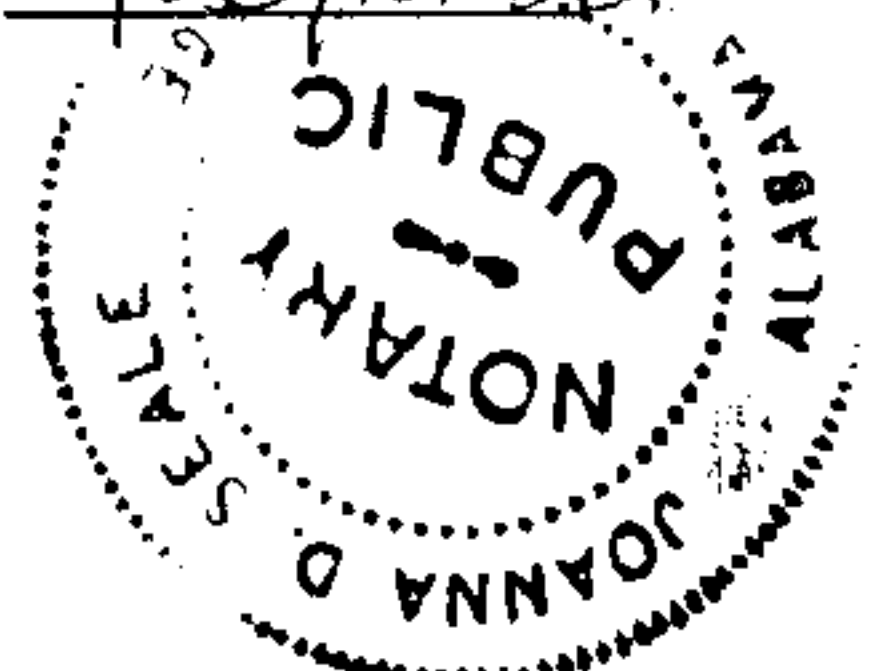


EXHIBIT A

A parcel of land in the North ½ of the Northeast Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 25; thence run South along the East Section line 570.07 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 1211.69 feet to a point on the centerline of Beeswax Road; thence turn left 90 degrees 56 minutes 33 seconds and run South 224.27 feet to the point of beginning; thence continue last course 105.22 feet; thence turn left 95 degrees 19 minutes 00 seconds and run Northeasterly 81.14 feet; thence turn right 79 degrees 50 minutes 00 seconds and run Southeasterly 30.00 feet; thence turn left 79 degrees 50 minutes 00 seconds and run Easterly 210.00 feet; thence turn left 110 degrees 42 minutes 18 seconds and run Northwesterly 175.52 feet; thence turn left 56 degrees 29 minutes 42 seconds and run Northwesterly 30.00 feet; thence turn right 82 degrees 31 minutes 00 seconds and run Northerly 30.00 feet; thence turn left 108 degrees 12 minutes 00 seconds and run Southwesterly 105.00 feet; thence turn left 11 degrees 17 minutes 00 seconds and run Southwesterly 105.00 feet to the point of beginning.

Also, a 30-foot easement for a roadway described as follows: Commence at the Northeast corner of said Section 25; thence run South along the East Section line 570.07 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 1211.69 feet to a point on the centerline of Beeswax Road; thence turn left 90 degrees 56 minutes 33 seconds and run South 224.27 feet; thence continue last course 105.22 feet; thence turn left 95 degrees 19 minutes 00 seconds and run Northeasterly 81.14 feet; thence turn right 79 degrees 50 minutes 00 seconds and run Southeasterly 30.00 feet; thence turn left 79 degrees 50 minutes 00 seconds and run Easterly 210.00 feet; thence turn left 110 degrees 42 minutes 18 seconds and run Northwesterly 175.52 feet to the point of beginning; thence turn left 56 degrees 29 minutes 42 seconds and run Northwesterly 30.00 feet; thence turn right 82 degrees 31 minutes 00 seconds and run Northerly 240.00 feet; thence turn right 97 degrees 29 minutes 00 seconds and run Southeasterly 30.00 feet; thence turn right 82 degrees 31 minutes and run Southeasterly 240.00 feet to the point of beginning.



20190724000262990 2/3 \$121.00
Shelby Cnty Judge of Probate, AL
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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 Mike Lee & Hallie Lee
Mailing Address 163 Cedar Grove Rd
Wilsonville, AL
35186

Grantee's Name Roy Hamilton +
Mailing Address Sylvia Ethridge Hamilton
P.O. Box 1600
Columbiana, AL
35051

Property Address 115 Mt. Dixie Rd
Columbiana, AL
35051

Date of Sale _____
Total Purchase Price \$ 100,000.00
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 7-22-19

Print Mike Lee

Unattested _____

Sign [Signature]

(_____) (attested by)

(Grantor/Grantee/Owner/Agent) circle one



20190724000262990 3/3 \$121.00
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Form RT-1