

This Instrument was Prepared by:

Send Tax Notice To: Lance Lee
Jessica Lee

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

3500 Hwy 39
Chelsea, AL 35043

File No.: S-19-25458

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Bill F. Knowles, Jr.**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lance Lee and Jessica Lee**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2019 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

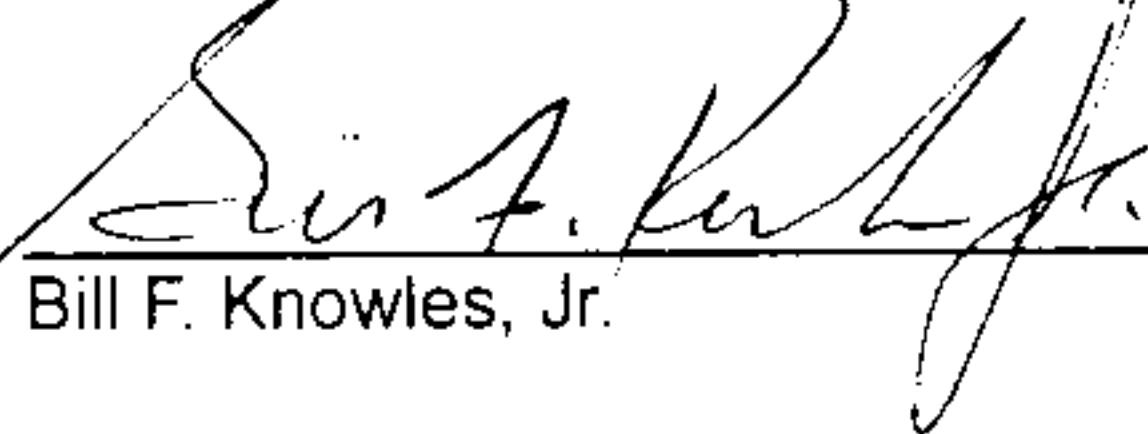
Property constitutes no part of the homestead of the Grantor herein or his spouse.

\$95,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of July, 2019.


Bill F. Knowles, Jr.

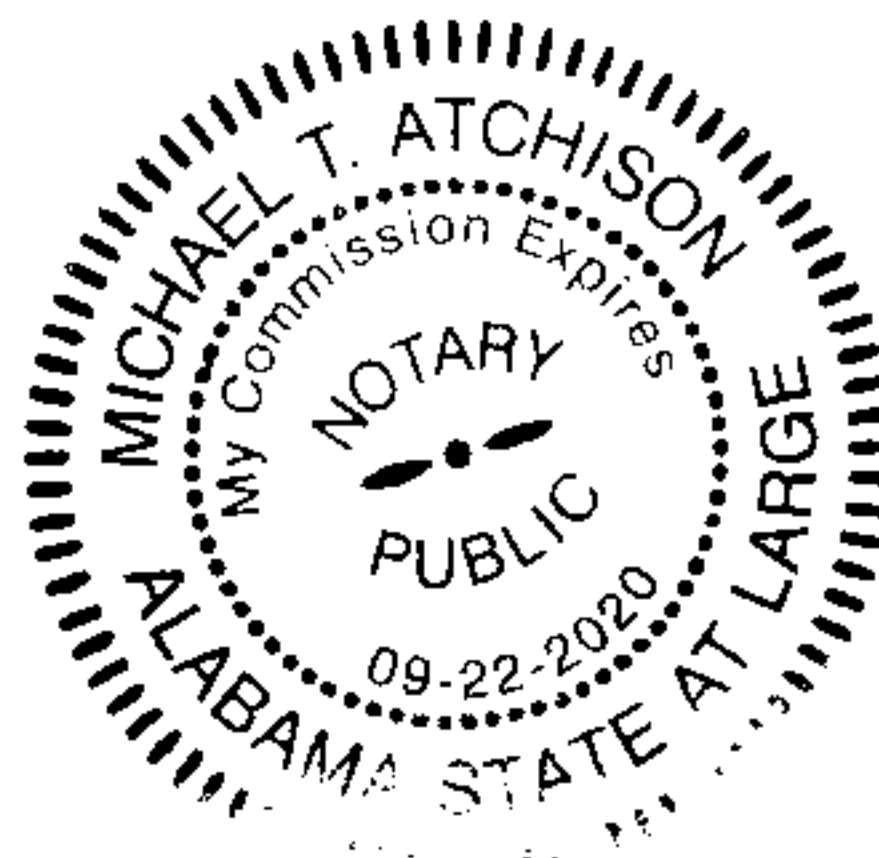
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Bill F. Knowles, Jr., 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2019.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020




20190805000279800 1/3 \$71.00
Shelby Cnty Judge of Probate AL
08/05/2019 11:46:25 AM FILED/CERT

Shelby County, AL 08/05/2019
State of Alabama
Deed Tax: \$50.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the above stated 1/4 - 1/4; thence run East along the North line of the above stated 1/4 - 1/4 for a distance of 980.0 feet to an iron pin found; thence turn an angle right of 90 degrees 29 minutes 30 seconds and run South for a distance of 492.14 feet to an iron pin set, said point being the POINT OF BEGINNING of the following described parcel; thence continue South and along the last described course for a distance of 874.91 feet to an iron pin found, said point lying on the northern right of way for Shelby County Hwy. #39 being a 80.00 feet right of way; thence turn an angle left of 123 degrees 37 minutes 00 seconds and run northeasterly and along said right of way for a distance of 428.88 feet to an iron pin found; thence turn an angle left of 56 degrees 32 minutes 20 seconds and leaving said right of way run North for a distance of 687.81 feet to an iron pin set; thence turn an angle left of 97 degrees 54 minutes 33 seconds and run Westerly for a distance of 358.84 feet to the POINT OF BEGINNING.

LESS AND EXCEPT a 20.00 feet easement for Ingress and Egress along the West line of the above described parcel.

ALSO KNOWN AS, Lot 1, according to the Kolbeck Addition to Highway 39 as recorded in Map Book 42, Page 58, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.



20190805000279800 2/3 \$71.00
Shelby Cnty Judge of Probate. AL
08/05/2019 11:46:25 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 Bill F. Knowles, Jr.
Mailing Address 804 Turtle Lake Dr.
Birmingham, AL 35212

Grantee's Name Lance Lee
Jessica Lee
Mailing Address 3500 Hwy 39
Chelsea, AL 35043

Property Address 3500 Highway 39
Chelsea, AL 35043

Date of Sale July 31, 2019
Total Purchase Price \$145,000.00

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	☐ 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 July 24, 2019

Print Bill F. Knowles, Jr.

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

20190805000279800 3/3 \$71.00
Shelby Cnty Judge of Probate, AL
08/05/2019 11:46:25 AM FILED/CERT

Form RT-1