20191226000476910 12/26/2019 01:26:04 PM DEEDS 1/4

Return to:

Grantor Address/ Send Future Tax Notices: 3316 Blue Bell Lane Birmingham, AL 35242 -3924

WARRANTY DEED 66585855334208

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, Tara S. Lee, a single woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell, convey and generally warrant to John Lee and Laurie Jeanne Skellie, husband and wife, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, as Joint Tenants with full rights of survivorship the following described real estate, to-wit:

Tax Id Number(s): 10 1 02 0 002 025.000 Land situated in the County of Shelby in the State of AL LOT 5, BLOCK 8, ACCORDING TO THE SURVEY OF KERRY DOWNS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 5, PAGES 135 A AND B AND 136, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: BY DEED FROM JOHN LEE, A SINGLE MAN TO TARA S. LEE, A SINGLE WOMAN, DATED JANUARY 26, 2017, RECORDED MARCH 21, 2017 IN DEED INSTRUMENT NO. 20170321000094620

20191226000476910 12/26/2019 01:26:04 PM DEEDS 2/4

Commonly Known As:

3316 Blue Bell Lane Birmingham, AL 35242 -3924

Fair Market Value: \$270,000

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of way of record affecting this title to the above described property.

The above described property is the homestead of Grantors.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular Gender or the plural or singular number is intended to include the appropriate gender or number As the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the ______ day of ________, 20_19____.

GRANTOR:

Tara S. Lee

STATE OF Alaban ?)
COUNTY OF)
I, David Scott Works, a Notary Public for the State of Adaba, Go hereby certify that Tara S. 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 said conveyance, executed the same voluntarily on the day the same bears date.
Given under my hand this the b day of December, 2019.
(NOTARY SEAL) Notary Public My commission expires: Tuly 1 k 7022
DAVID SCOTT WATSON NOTARY PUBLIC State of Alabama - State at Large My Commission Expires July 16, 2022

This instrument was prepared by:
Lauren Sonnier (AL Bar ID: DUV002)
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975. Section 40-22-1

Mailing Address Birmingham, AL 35242 Property Address Birmingham, AL 35242 Property Address Birmingham, AL 35242 Birmingham, AL 35242 Birmingham, AL 35245 Birmingham, AL 35205 Property Address Birmingham, AL 35242 Birmingham, AL 35245 Birmingham, AL 35205 Birmingham, AL 35205	Grantor's Name	Tara Ş. Lee			John Lee and Laurie Jeanne Skellie		
Property Address 3316 Blue Bell Lane Birmingham, AL 33242 Property Address 3316 Blue Bell Lane Birmingham, AL 33242 Total Purchase Price \$270,000.00 or Actual Value \$ Total Purchase Price \$270,000.00 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 Value 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 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 tar purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).		•					
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Sign

(verified by)

eForms

Unattested

Form RT-1

(Grantor/Grantee/Owner/Agent) circle one