

Send tax notice to:  
Robert C. McLemore III  
Ryan McLemore Hendricks  
44184 Hwy 25  
Vincent, AL 35178

This Instrument Prepared By:  
Douglas L. McWhorter, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED**

**DEED**

STATE OF ALABAMA     )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY         )

That in consideration of the terms of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore created under the Last Will and Testament of Robert W. Lee, (who was also known as Robert W. Lee, Sr.) deceased, dated December 7, 2005 and admitted to probate in the Shelby County Probate Court, case no. PR-2015-000216, and the terms of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore created under the Last Will and Testament of Beverly G. Lee, deceased, dated December 7, 2005 and First Codicil thereto dated June 19, 2015, which were admitted to probate in the Shelby County Probate Court, case no. PR-2019-000744 (hereinafter referred to collectively as the "Trusts"), the undersigned Grantor, Robert W. Lee, Jr., in his capacity as Trustee of said Trusts, with the general authority to execute conveyances conferred upon the Trustee, does grant, bargain, sell and convey unto Robert C. McLemore III and Ryan McLemore Hendricks, as tenants in common (hereinafter referred to as "Grantees"), all of the Trusts' interest in the following described real estate situated in Shelby County, Alabama, to-wit:

NW1/4 of SW1/4 and all that part of the SW1/4 of SW1/4 which lies North and East of Alabama Highway #25, in Section 2, Township 19 South, Range 2 East, EXCEPT a tract sold to Vincent Housing Authority as described in deed recorded in Deed Book 157, page 56 and EXCEPT tract sold to Paul McGraw, et al, as described in deed recorded in Deed Book 189, page 255 in the Probate Office of Shelby County, Alabama.

Also, all that part of E1/2 of SE1/4 of Section 3, Township 19 South, Range 2 East which lies North and East of Alabama Highway #25

Containing in all, 105 acres, more or less.

All situated in Shelby County, Alabama.

LESS AND EXCEPT: Commence at the NE corner of the NW1/4 of SW1/4 of Section 2, Township 19 South, Range 2 East; thence south along the east line of said 1/4-1/4 Section a distance of 2521.10 feet; thence 61 deg. 52 min. to the right in a southwesterly direction a distance of 328.14 feet; thence 69 deg. 15 min. to the right in a northwesterly direction a distance of 179.67 feet; thence 11 deg. 15 min. to the right a distance of 307.29 feet; thence 51 deg. 05 min. to the right in a northerly direction a distance of 38.55 feet to the point of beginning; thence continue along the last named course a distance of 561.24 feet; thence 90 deg. to the left in a westerly direction a distance of 200.0 feet; thence 90 deg. to the left in a southerly direction a distance of 400.0 feet to the northerly right-of-way line of a public road; thence 51 deg. 05 min. to the left in a southeasterly direction along said right-of-way a distance of 257.04 feet to the point of beginning. Situated in the SW1/4 of SW1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama; and

LESS AND EXCEPT: A part of the SW1/4 of SW1/4 of Section 2, Township 19 South, Range 2 East, described as follows: Commence at the NE corner of the NW1/4 of the SW1/4 of said Section 2; thence South along the East line of said 1/4-1/4 Section a distance of 2521.10 feet; thence 61 deg. 52 min. to the right in a Southwesterly direction a distance of 328.14 feet; thence 69 deg. 15 min. to the right in a Northwesterly direction a distance of 179.67 feet; thence 11 deg. 15 min. to the right a distance of 307.29 feet; thence 51 deg. 05 min. to the right in a Northerly direction a distance of 38.55 feet to the point of beginning; thence continue along the last named course a distance of 400.00 feet; thence 90 deg. 00 min. to the right in an Easterly direction a distance of 200.00 feet; thence 90 deg. 00 min to the right in a Southerly direction a distance of 557.92 feet to the Northerly right-of-way line of a public road, said point being on a curve to the right having a central angle of 2 deg. 32 min., a Radius of 2,150.40 feet; thence in a Northwesterly direction along the arc of said curve a distance of 108.82 feet to the point of tangent; thence along said tangent a distance of 146.04 feet to the point of beginning.

SOURCE OF TITLE: Book 227, Page 941



This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

The above Property does not constitute the homestead of either of the Grantees.

The above Property was acquired by the Grantor herein by that certain Personal Representative's Deed dated June 9, 2020, and recorded in the Shelby County, Alabama, Probate Records at 20200720000300330; and by that certain Deed dated June 9, 2020, and recorded in the Shelby County, Alabama, Probate Records at 20200720000300800.

The above Property is being conveyed to the Grantees named herein as the children of Kathrine Ann McLemore, the grandchildren of Robert W. Lee and Beverly G. Lee, and the remaindermen of the Trusts. The Trusts terminated upon the death of Katherine Ann McLemore on June 21, 2020, whose Last Will and Testament was admitted to probate by the Probate Court of Jefferson County, Alabama, case no. 20BES000600.

TO HAVE AND TO HOLD to said Grantees, their heirs and assigns forever.

This instrument is executed by the Grantor solely in his representative capacities named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacities named herein.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

30<sup>th</sup> IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this  
day of October, 2020.



Robert W. Lee, Jr., as Trustee of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore created under the Last Will and Testament of Robert W. Lee, deceased; and as Trustee of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore created under the Last Will and Testament of Beverly G. Lee, deceased

I, the undersigned authority, a Notary Public in and for the State of Texas, hereby certify that Robert W. Lee, Jr., as Trustee of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore created under the Last Will and Testament of Robert W. Lee, deceased, and as Trustee of the GST Exempt Family Trust for the benefit of Katherine Ann McLemore created under the Last Will and Testament of Beverly G. Lee, deceased, 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, in said capacities and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 30<sup>th</sup> day of October 2020

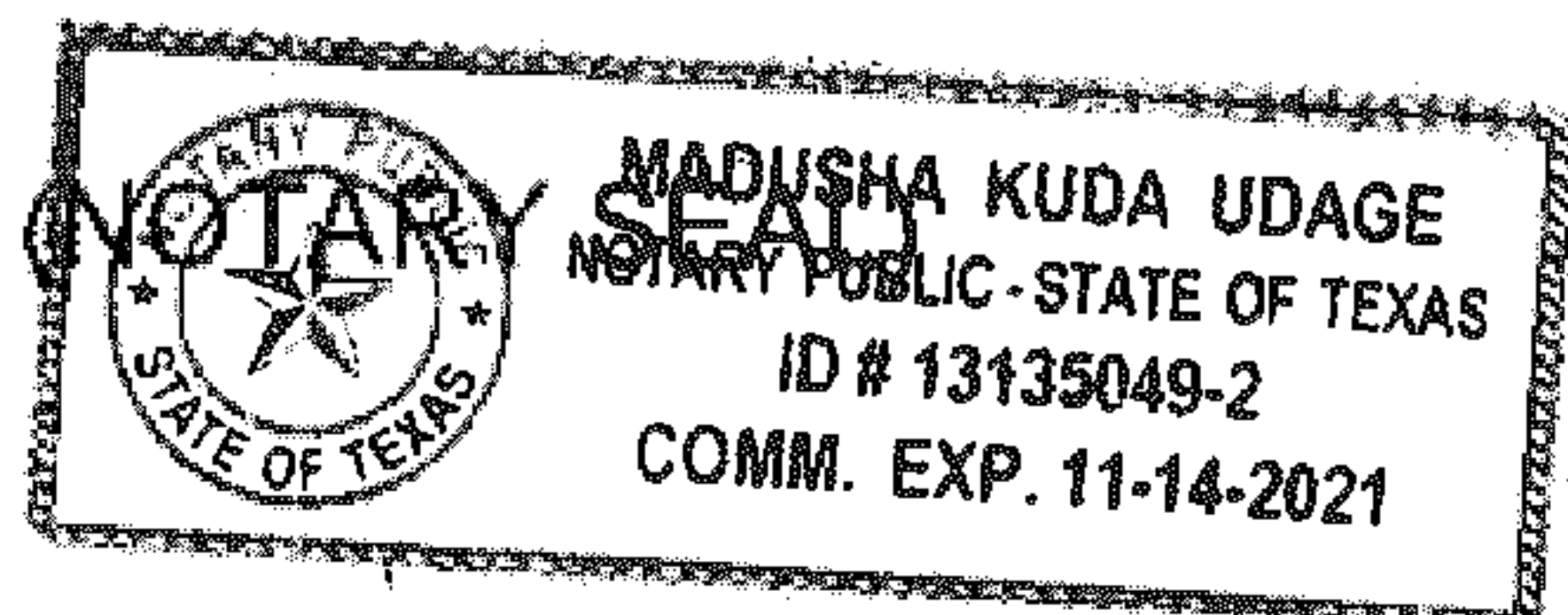


Notary Public

Madusha Kuda Udage

Printed Name

My Commission Expires: 11-14-2021





## Real Estate Sales Validation Form

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

Grantor's Name Robert W. Lee, Jr., Trustee  
 Mailing Address 7416 Catlow Court  
 Fort Worth, TX 76137

Grantee's Name Robert C. McLemore III & Ryan  
 Mailing Address McLemore Hendricks, TIC  
 144184 Hwy 25  
 Vincent, AL 35178

Property Address 44184 Hwy 25  
 Vincent, AL 35178

Date of Sale INHERITANCE 6/21/2020

Total Purchase Price \$

or

Actual Value \$ 545,000.00

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

☒ 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 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 October 29, 2020

Print Robert W. Lee, Jr., Trustee

X Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
 Official Public Record (verified by)  
 Judge of Probate, Shelby County Alabama, County  
 Clerk

Print Form

Form RT-1

Shelby County, AL  
 11/23/2020 12:48:35 PM  
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