

PREPARED BY:
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Birmingham, Alabama 35203



20210205000060930 1/3 \$116.50
Shelby Cnty Judge of Probate, AL
02/05/2021 08:27:52 AM FILED/CERT

SEND TAX NOTICE TO:

Lester Holdings, LLC

3297 Finistere Court

Atlanta, GA 30319

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of
_____Ten_____ Dollars (\$_10.00_) to the undersigned Grantor,
James E. Lester, a married man, in hand paid by Grantee, **Lester Holdings, LLC**, a limited
liability company, the receipt whereof being hereby acknowledged, Grantor, does grant, bargain,
sell and convey unto the said Grantee, the following described real estate situated in Shelby
County, Alabama, to-wit:

DESCRIPTION

Commence at the NE corner of Section 19, Township 21 South, Range 1
East, thence run North 86 deg. 38 min. 41 sec. West for a distance of
1371.75 feet; thence run South 02 deg. 26 min. 16 sec. East for a distance
of 453.33 feet to the point of beginning of said Parcel 2; thence run South
02 deg. 26 min. 16 sec. East for a distance of 453.33 feet; thence run South
88 deg. 27 min. 27 sec. East for a distance of 1336.90 feet; thence run North
00 deg. 22 min. 17 sec. West for a distance of 430.78 feet; thence run North
87 deg. 32 min. 22 sec. West to the point of beginning of said Parcel 2,
containing 13.63 acres, more or less.

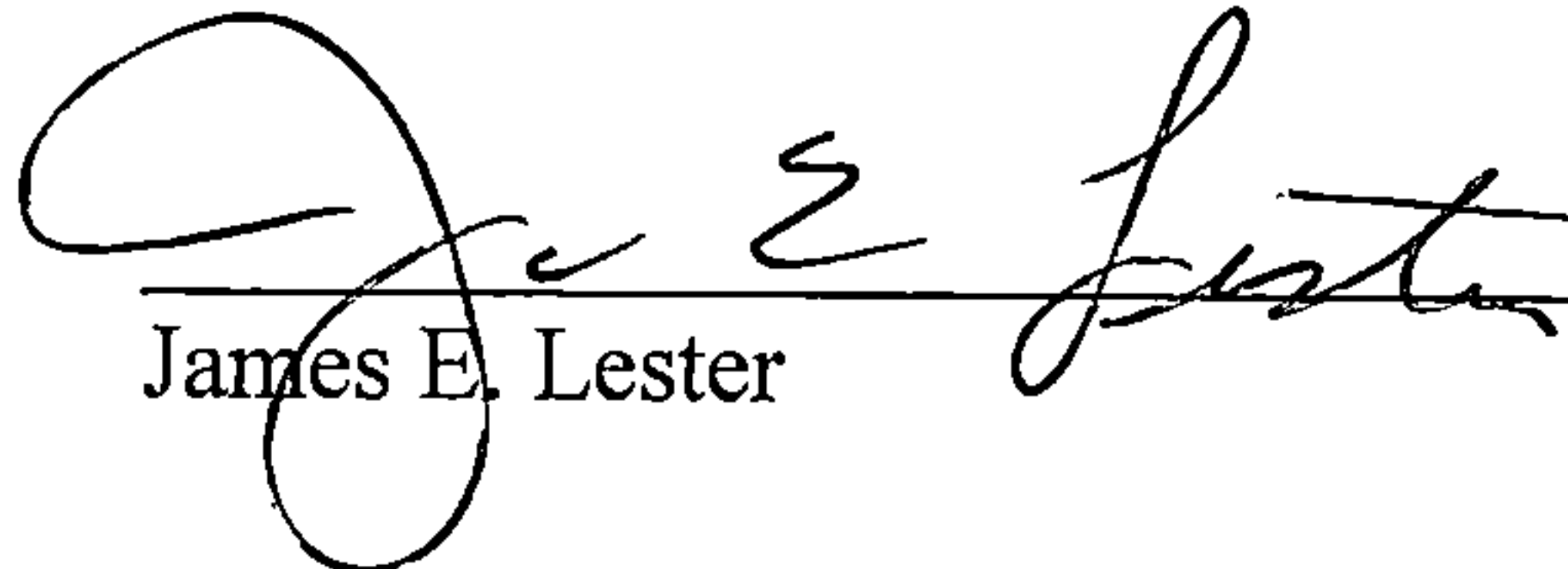
Subject to all easements, encumbrances, restrictions and rights of way of record.

The above described real estate does not constitute the homestead of the Grantor.

NO EXAMINATION OF TITLE has been made by the preparer of this deed.

To have and to hold the said above described property unto the said Grantee, its successors and assigns forever.

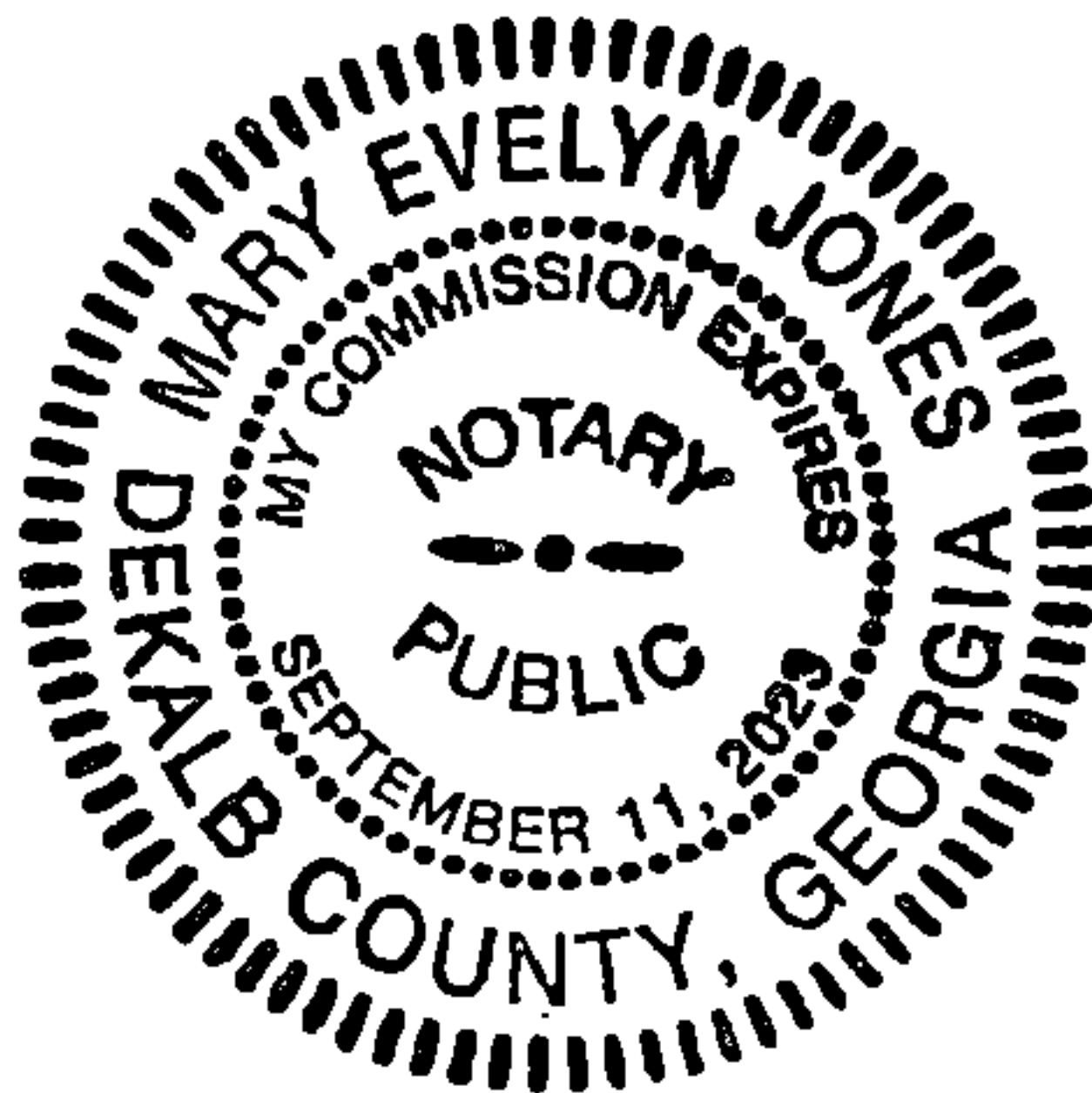
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 24th day of December, 2020.

 (SEAL)
James E. Lester


STATE OF Georgia)
COUNTY DeKalb)

I, the undersigned authority, a Notary Public in and for the State of Georgia, hereby certify that James E. Lester, a married man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 24th day of December, 2020.




NOTARY PUBLIC
My Commission Expires Sept. 11, 2023


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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 James E. Lester
Mailing Address 3297 Finistere Court
Atlanta, GA 30319

Grantee's Name Lester Holdings, LLC
Mailing Address 3298 Finistere Court
Atlanta, GA 30319

Property Address _____

Date of Sale 12/22/2020

Total Purchase Price \$ 10.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ 88,050



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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 Transfer from individual owner into owner's LLC.

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 12/27/20

Print James E. Lester

Unattested

Shelby County, AL 02/05/2021
State of Alabama
Deed Tax: \$88.50

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1