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02/11/2021 03:33:15 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Frank A. Pesce and Lauren E. Semon
5316 Meadow Brook Rd
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100053

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Seven Hundred Twenty Thousand and 00/100 Dollars (\$720,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patrick Lee, Trustee, or their successors in Trust, under the Second Amendment and Restatement of the Lee Living Trust, dated November 28, 2007 and any amendments thereto**, whose address is **296 Tecumseh St, Montevallo, AL 35115**, (hereinafter "Grantor", whether one or more), by **Frank Pesce and Lauren Semon**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Frank Pesce and Lauren Semon , an unmarried man**, the following described real estate situated in Shelby County, Alabama, **the address of which is 5316 Meadow Brook Rd, Birmingham, AL 35242**, to-wit:

Lot 5, according to the Survey of Meadow Brook Estates, First Sector, as recorded in Map Book 7, Page 64, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$498,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of February, 2021.

Patrick Lee, Trustee, or their successors in
Trust, under the Second Amendment and
Restatement of the Lee Living Trust, dated
November 28, 2007 and any amendments
thereto

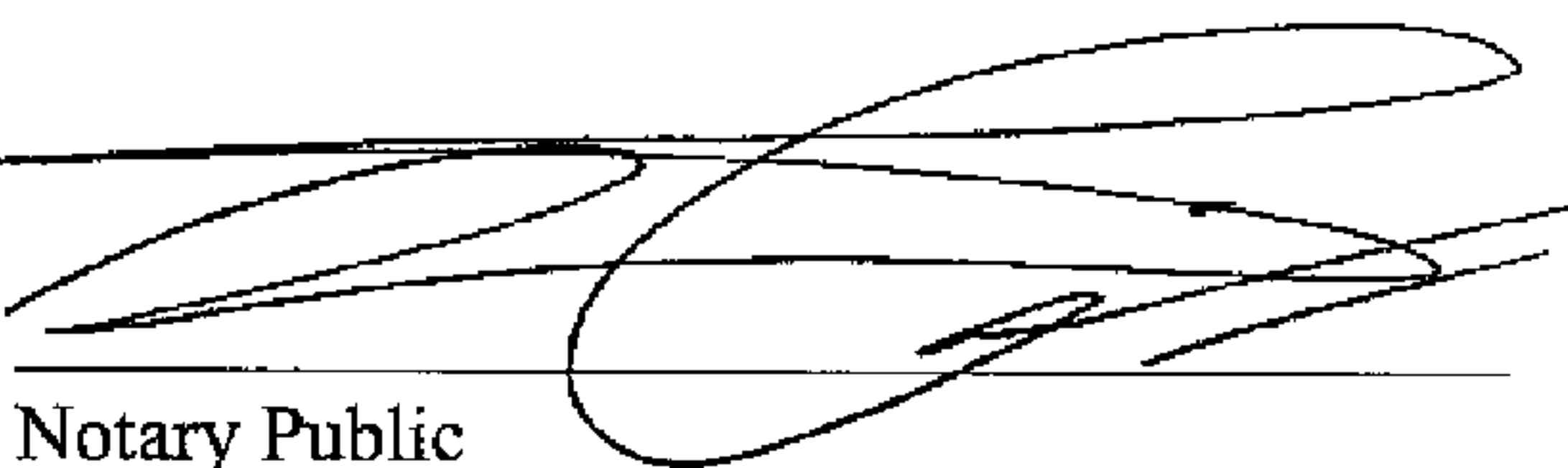


By: Patrick Lee, Trustee

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Patrick Lee, Trustee, or their successors in Trust, under the Second Amendment and Restatement of the Lee Living Trust, dated November 28, 2007 and any amendments thereto, a married couple, 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 on this 8th day of February, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2021 03:33:15 PM
\$247.00 CHARITY
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Allen S. Bayl