

This Instrument was Prepared by:

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

Send Tax Notice To: Jeff L. Whidby  
Sherry L. Whidby  
Milton E. Weathers  
Sharon S. Weathers  
Harold C. Gray  
Kathy S. Gray

1538 Shamrock Dr  
Gardendale, AL 35071

File No.: S-22-28333

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Thousand Dollars and No Cents (\$320,000.00)**, 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, **Steve Lee**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeff L. Whidby, Sherry L. Whidby, Milton E. Weathers, Sharon S. Weathers, Harold C. Gray, and Kathy S. Gray**, (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

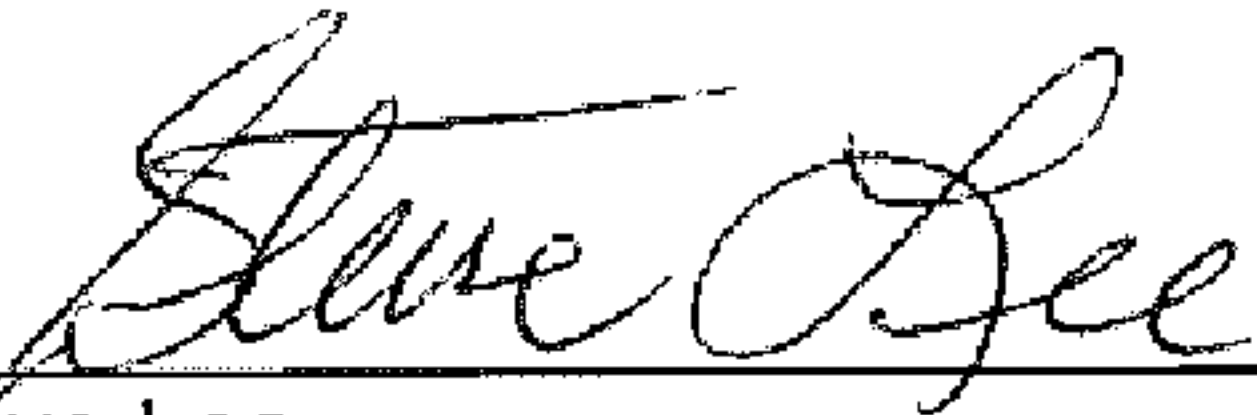
No part of the homestead of the Grantor herein or his spouse.

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

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 1st day of June, 2022.

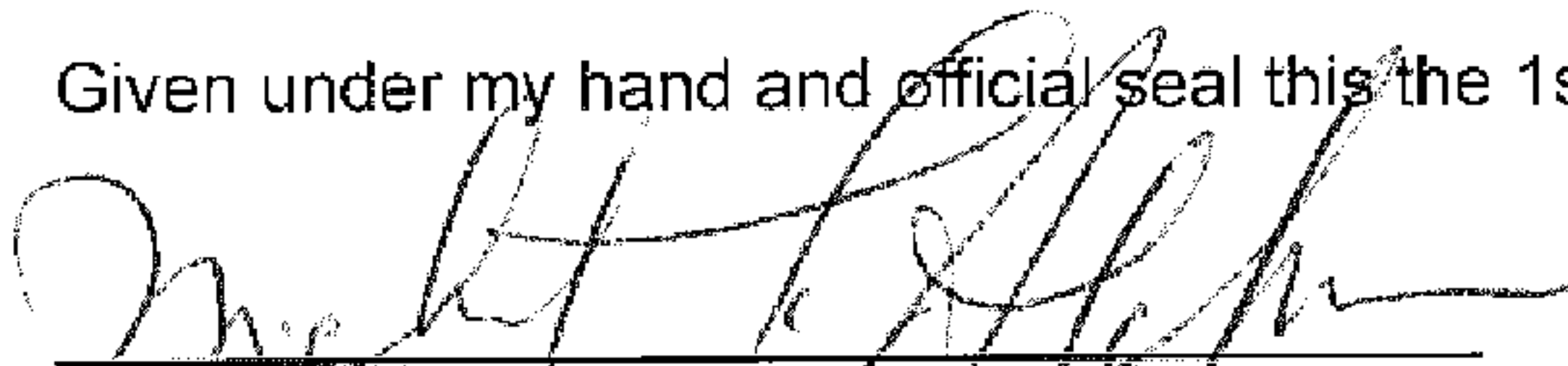
  
Steve Lee

State of Alabama

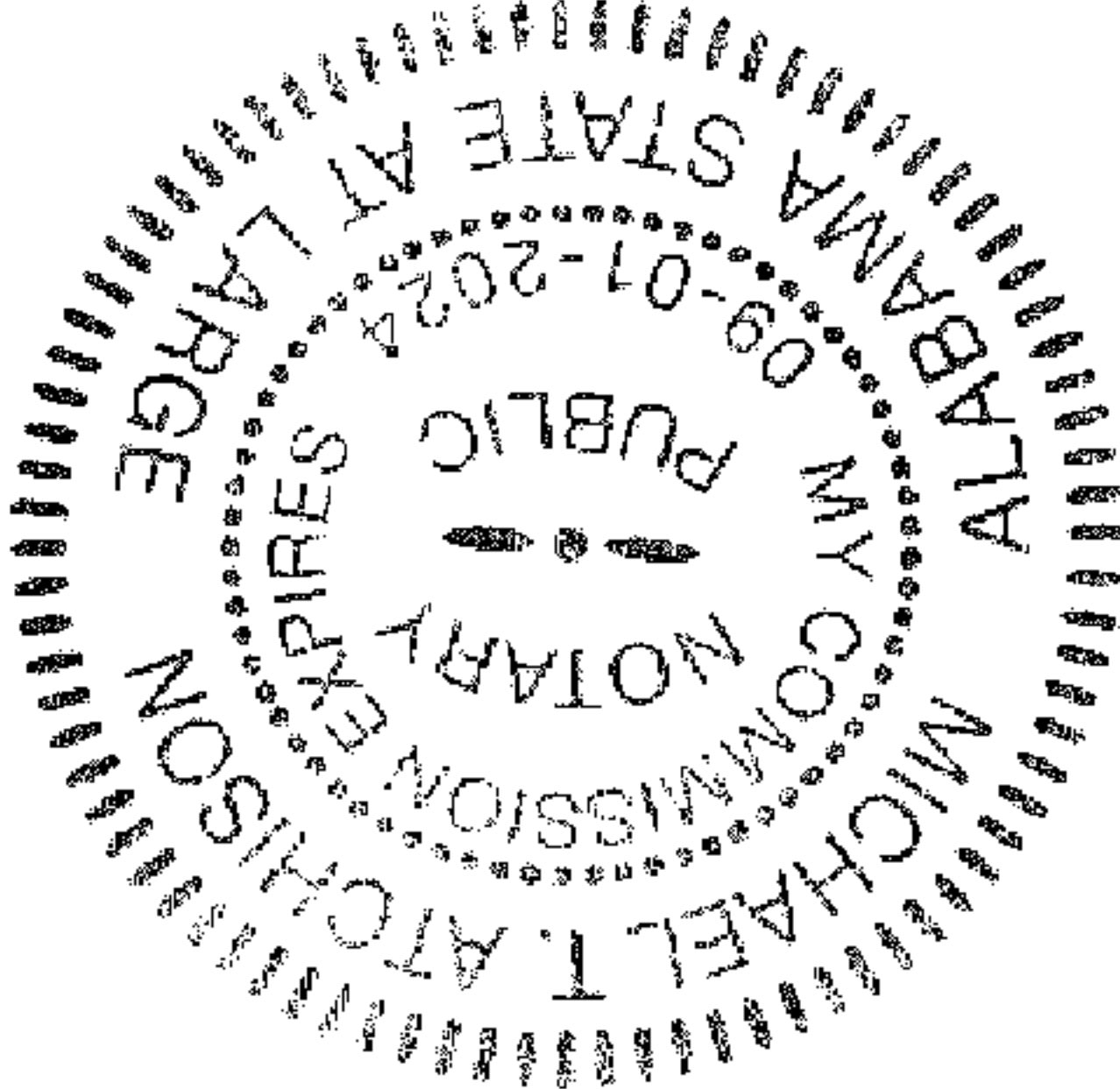
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Steve Lee, 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 1st day of June, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SE Corner of the SE 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 2 West, Shelby County, Alabama; thence N87°56'24"W a distance of 671.82' to the POINT OF BEGINNING; thence continue N87°56'24"W a distance of 311.78'; thence N00°45'12"W a distance of 2719.58' to the Southerly R.O.W. line of Shelby County Highway 26; thence N64°42'46"E and along said R.O.W. line a distance of 324.59' to a curve to the right, having a radius of 1344.70', subtended by a chord bearing N67°00'57"E, and a chord distance of 17.41'; thence along the arc of said curve and along said R.O.W. line for a distance of 17.42'; thence S00°45'12"E and leaving said R.O.W. line a distance of 2876.25' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated May 23, 2022.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/01/2022 01:39:03 PM  
 \$352.00 JOANN  
 20220601000220390

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Steve Lee

Grantee's Name Jeff L. Whidby  
 Sherry L Whidby  
 Milton E. Weathers  
 Sharon S Weathers  
 Harold C Gray  
 Kathy S. Gray

Mailing Address

16200 Hwy 61  
W. Bowie, AL 35006

Mailing Address

1538 Shamrock Dr  
Coard Lake, AL 35071

Property Address 0 Settlers Ridge  
 Alabaster, AL 35007

Date of Sale June 01, 2022  
 Total Purchase Price \$320,000.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 May 24, 2022

Print Steve Lee

*Steve Lee*

Form RT-1