

Grantor: THE LILA Y. LEE TRUST DATED FEBRUARY 2, 2006 by and through JOHN DAVID LEE, in his sole capacity as TRUSTEE of said Trust 116 Edgewood Blvd Homewood, Alabama 35209 Grantee: Undivided 1/2 Interest to JAMES H. LEE III and SUSAN HILL LEE, husband and wife, with right of survivorship AND Remaining Undivided 1/2 Interest to MARY JULIA LEE 110 Heritage Trace Parkway Montevallo AL 35115	Property Address: Parcel IV of 76.7 acres off Randolph Road as more particularly described in that certain Survey by Carl Daniel Moore dated November 15, 2022 and signed on December 1, 2022 as described herein. Date of Sale: April 24, 2023 Total Purchase Price: \$507,370.50 Purchase Price Verification: Sale Contract
--	---

This instrument was prepared by:
Brian R. Walding, Esq.
Walding, LLC
2227 1st Avenue South, Ste. 100
Birmingham, Alabama 35233

Send Tax Notices to:
JAMES H. LEE III and SUSAN HILL LEE, husband and wife, AND MARY JULIA LEE
110 Heritage Trace Parkway
Montevallo AL 35115

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that THE LILA Y. LEE TRUST DATED FEBRUARY 2, 2006 by and through JOHN DAVID LEE, in his sole capacity as TRUSTEE of said Trust ("Grantor") as further described in that certain Certification of Trust for The Lila Y. Lee Trust Dated February 2, 2006 recorded with the Shelby County, Alabama Judge of Probate at Instrument 20230120000016210, for and in consideration of FIVE HUNDRED SEVEN THOUSAND THREE HUNDRED SEVENTY and 50/100 DOLLARS (\$507,375.50) to Grantor in hand paid by JAMES H. LEE III and SUSAN HILL LEE, husband and wife, AND MARY JULIA LEE (collectively, "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey AN UNDIVIDED HALF INTEREST to JAMES H. LEE III and SUSAN HILL LEE, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them AND THE REMAINING UNDIVIDED HALF INTEREST to MARY JULIA LEE, in fee simple all of Grantor's interest together with every contingent remainder and right of reversion, the following described real property situated in SHELBY County, Alabama described in **Exhibit A.**

[PROPERTY DOES NOT CONSTITUTE HOMESTEAD OF GRANTOR.]

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the Public Records.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas uranium, clay, rock sand and gravel in, on, under and that may be produced from the

land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

TO HAVE AND TO HOLD unto Grantees and its successors and assigns in fee simple forever.

And said Grantor does for itself and for its successors and assigns, covenant with the said Grantee, their successors assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the right and title to the above-described property unto the Grantee against all claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 24th day of APRIL 2023.



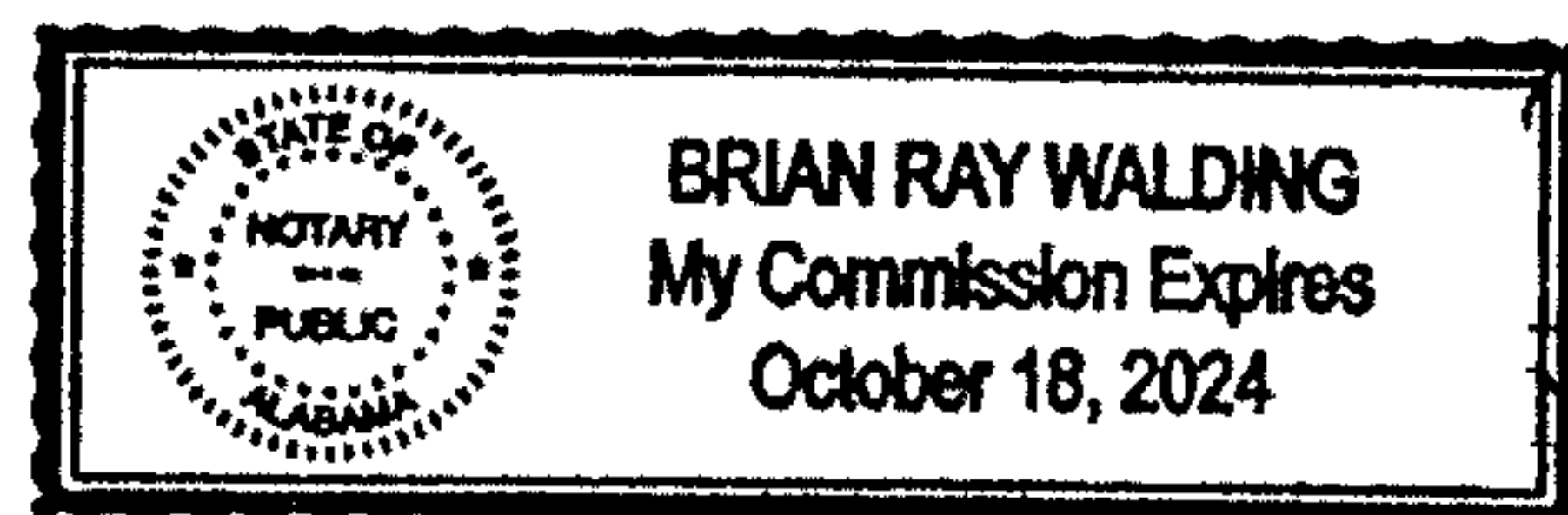
LILA Y. LEE TRUST DATED FEBRUARY 2, 2006 by and through JOHN DAVID LEE, in his sole capacity as TRUSTEE of said Trust

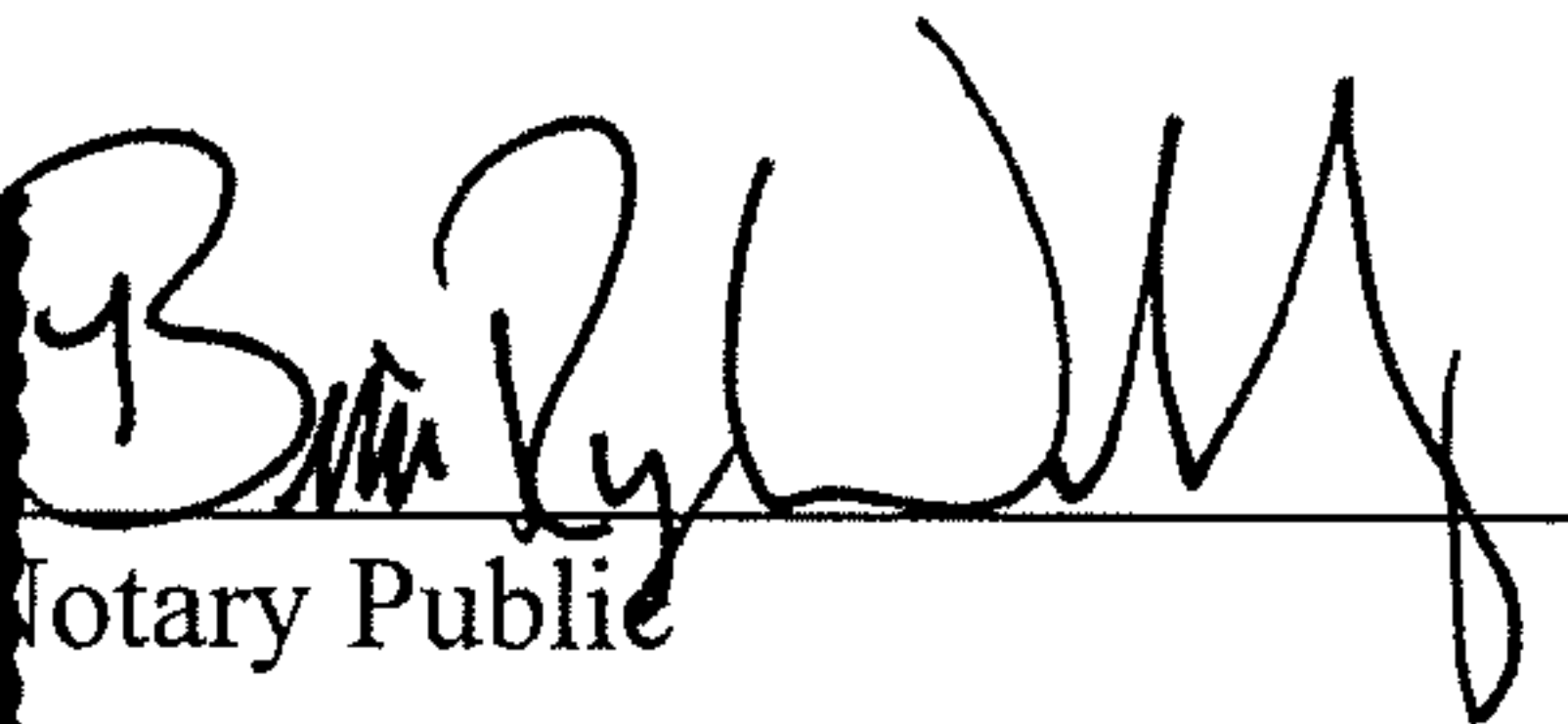
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said State and County, do hereby certify that **JOHN DAVID LEE, in his sole capacity as TRUSTEE of the LILA Y. LEE TRUST DATED FEBRUARY 2, 2006**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of April, 2023.





Notary Public

EXHIBIT A
(Legal Description)

Parcel IV

A part of the Southeast Quarter of the Southeast Quarter and a part of the Southwest Quarter of the Southeast Quarter and a part of the Northwest Quarter of the Southeast Quarter and a part of the Northeast Quarter of the Southeast Quarter and a part of the Southeast Quarter of the Northeast Quarter, all in Section 17, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a three fourths inch open top iron found locally excepted as the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 17 and run North 00 degrees 07 minutes 49 seconds West (an assumed bearing) along the East line of said Quarter-Quarter of said Section 17 for a distance of 1136.49 feet to an iron pin set with SSI cap at the point of beginning; thence run South 79 degrees 35 minutes 50 seconds West for a distance of 833.06 feet to an iron pin set with SSI cap; thence run North 09 degrees 16 minutes 39 seconds East for a distance of 222.00 feet to an iron pin set with SSI cap; thence run North 80 degrees 43 minutes 21 seconds West for a distance of 175.00 feet to an iron pin set with SSI cap; thence run South 09 degrees 16 minutes 39 seconds West for a distance of 736.26 feet to an iron pin set with SSI cap; thence run North 71 degrees 41 minutes 05 seconds West for a distance of 1259.15 feet to a point in the centerline of a Shelby County dirt road (Randolph Road); thence run North 25 degrees 56 minutes 00 seconds East along said centerline of a Shelby County dirt road for a distance of 123.42 feet to a point; thence run North 24 degrees 46 minutes 19 seconds East along said centerline of a Shelby County dirt road for a distance of 194.08 feet to a point; thence run North 27 degrees 20 minutes 39 seconds East along said centerline of a Shelby County dirt road for a distance of 147.53 feet to a point; thence run North 23 degrees 38 minutes 20 seconds East along said centerline of a Shelby County dirt road for a distance of 98.47 feet to a point; thence run North 27 degrees 35 minutes 51 seconds East along said centerline of a Shelby County dirt road for a distance of 128.50 feet to a point; thence run North 32 degrees 45 minutes 34 seconds East along said centerline of a Shelby County dirt road for a distance of 135.22 feet to a point; thence run North 32 degrees 22 minutes 57 seconds East along said centerline of a Shelby County dirt road for a distance of 337.70 feet to a point; thence run North 30 degrees 08 minutes 04 seconds East along said centerline of a Shelby County dirt road for a distance of 312.66 feet to a point; thence run North 32 degrees 03 minutes 10 seconds East along said centerline of a Shelby County dirt road for a distance of 290.27 feet to a point; thence run North 34 degrees 16 minutes 19 seconds East along said centerline of a Shelby County dirt road for a distance of 183.05 feet to a point; thence run North 35 degrees 31 minutes 44 seconds East along said centerline of a Shelby County dirt road for a distance of 133.51 feet to a point; thence run North 39 degrees 41 minutes 55 seconds East along said centerline of a Shelby County dirt road for a distance of 70.15 feet to a point; thence run North 46 degrees 09 minutes 14 seconds East along said centerline of a Shelby County dirt road for a distance of 106.90 feet to a point; thence run South 83 degrees 29 minutes 34 seconds East for a distance of 510.27 feet to an iron pin set with SSI cap; thence run South 82 degrees 31 minutes 29 seconds East for a distance of 598.25 feet to an iron pin found with SSI cap locally excepted as the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 17; thence run South 00 degrees 07 minutes 56 seconds West along the East line of said Quarter-Quarter section for a distance of 655.88 feet to a three fourths inch open top iron; thence run South 00 degrees 07 minutes 49 seconds East along the East line of the Northeast Quarter of the Southeast Quarter and the East line of the Southeast Quarter of the Southeast Quarter of said Section 17 for a distance of 900.01 feet to the point of beginning. According to the survey dated November 15, 2022 by Carl Daniel Moore, Register License No. 12159.



Filed and Recorded
Official Public Records Page 3 of 3
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2023 10:20:00 AM
\$536.50 JOANN
20230424000116200

Allen S. Bayl