

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: Lee Angus Farm LLC 116 Edgewood Blvd Homewood, Alabama 35209	Property Address: Parcel I of 1.115 acres off State Hwy 25 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. Parcel V of 48.9 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: May 25, 2023 Total Purchase Price: \$335,100.50 Purchase Price Verification: Per acre price of \$6,700 paid for Lot 1 of Murdoch Family Subdivision recorded at Instrument 20221220000455970 adjacent to subject property
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This instrument was prepared by:
Brian R. Walding, Esq.
Walding, LLC
2227 1st Avenue South, Ste. 100
Birmingham, Alabama 35233

Send Tax Notices to:
Lee Angus Farm, LLC
c/o John David Lee
116 Edgewood Blvd
Homewood, Alabama 35209

STATUTORY WARRANTY DEED

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

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 TEN AND NO/100 DOLLARS and other good and valuable consideration to Grantor in hand paid by LEE ANGUS FARM LLC ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to LEE ANGUS FARM LLC, 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 25 day of MAY 2023.

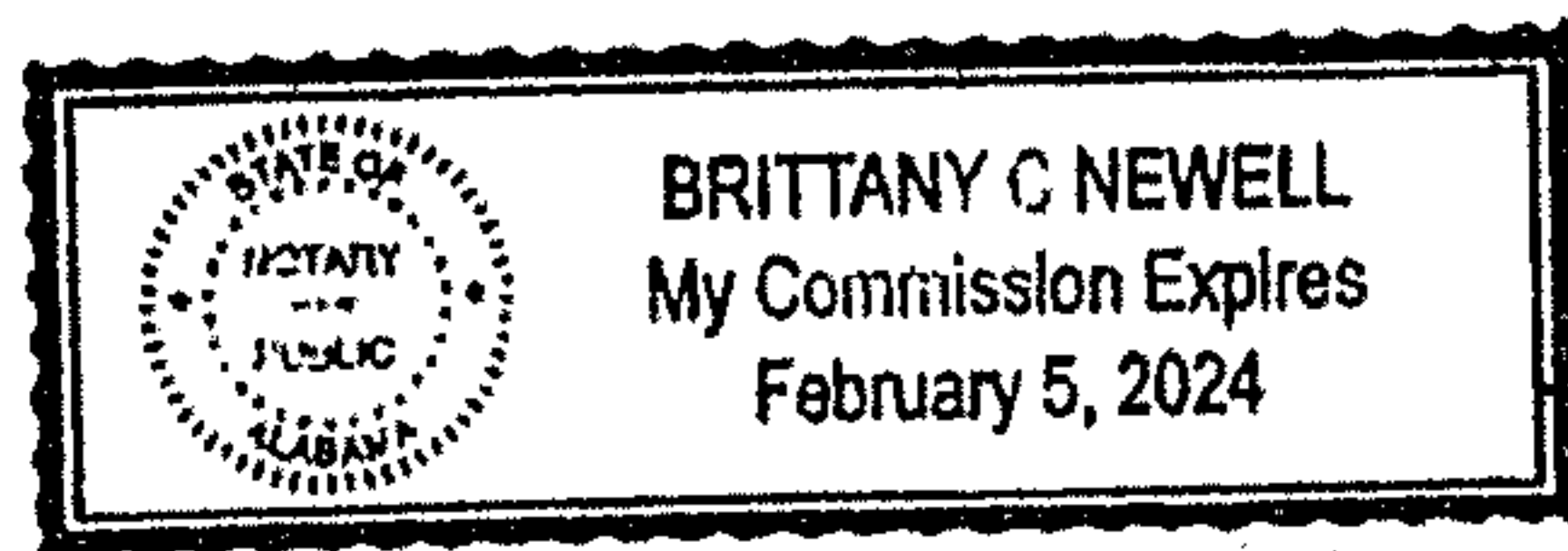

LILA Y. LEE TRUST DATED FEBRUARY 2, 2006 by and through JOHN DAVID LEE, in his sole capacity as TRUSTEE of said Trust

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 25 day of May, 2023.



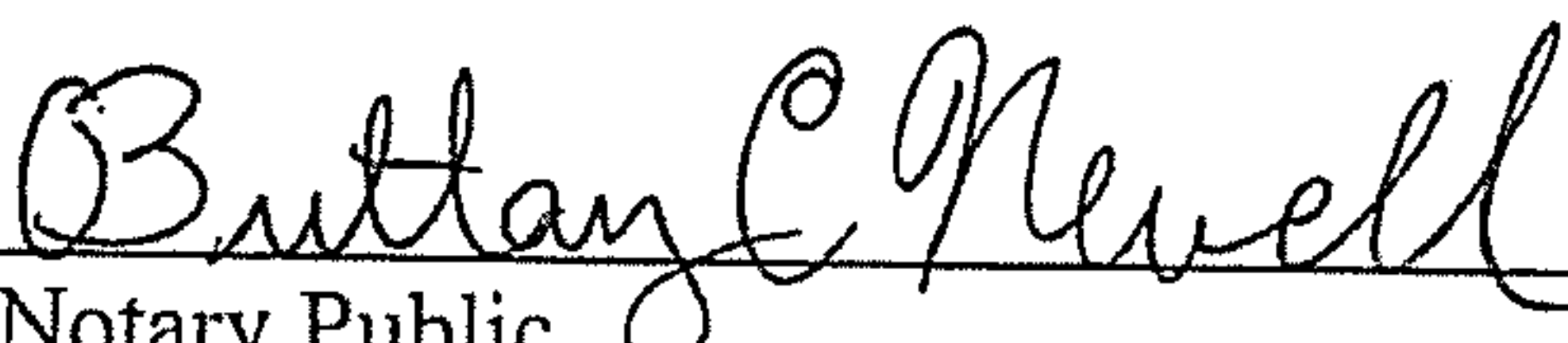

Notary Public

EXHIBIT A (Legal Description)

Parcel I

A Parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 17, Township 24 South, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin set with SSI cap at the Northwest corner of said Quarter-Quarter Section and run South 89°38'31" East (an assumed bearing) along the North line of said Quarter-Quarter Section for a distance of 346.68 feet to an iron pin set with SSI cap on the Northwest Right-of-Way line of State Highway 25 being on a curve to the right having a central angle of 03°19'25", a radius of 3224.17 feet and a chord bearing of South 50°23'19" West; thence run in a Southwesterly direction along the arc of said curve and also along said Right-of-Way line for a distance of 187.02 feet to an iron pin set with SSI cap; thence run South 52°03'01" West along said Right-of-Way line for a distance of 251.20 feet to an iron pin set with SSI cap on the West line of said Quarter-Quarter Section; thence run North 00°56'33" West along the West line of said Quarter-Quarter Section for a distance of 275.91 feet the Point of Beginning. Said Parcel I containing 1.115 Acres, more or less.

Parcel V

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

Begin at a ¾" open top iron found locally excepted as the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 17 and run South 89°55'11" West (an assumed bearing) along the South line of the Southeast Quarter of said Section 17 for a distance of 2672.87 feet to the centerline of a Shelby County dirt road (RANDOLPH ROAD); thence run North 24° 02' 07" East along said centerline of a Shelby County dirt road for a distance of 487.90 feet to a point; thence run North 22° 35' 25" East along said centerline of a Shelby County dirt road for a distance of 176.61 feet to a point; thence run North 20° 46' 40" East along said centerline of a Shelby County dirt road for a distance of 124.32 feet to a point; thence run North 26° 28' 37" East along said centerline of a Shelby County dirt road for a distance of 105.87 feet to a point; thence run North 25° 56' 00" East along said centerline of a Shelby County dirt road for a distance of 96.21 feet to a point; thence run South 71° 41' 05" East for a distance of 1259.15 feet to an iron pin set with SSI cap; thence run North 09° 16' 39" East for a distance of 456.26 feet to an iron pin set with SSI cap; thence run North 80° 56' 27" East for a distance of 184.36 feet to an iron pin set with SSI cap; thence run North 79° 35' 50" East for a distance of 833.06 feet to an iron pin set with SSI cap on the East line of the Southeast Quarter of the Southeast Quarter of said Section 17; thence run South 00° 07' 49" East along the East line of said Quarter-Quarter Section for a distance of 1136.49 feet to the point of beginning. Said Parcel V containing 48.9 Acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2023 02:49:27 PM
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Allen S. Bayl