

This Instrument was Prepared by:

Send Tax Notice To: Arthur Franklin Lee
Jane M. Lee

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

File No.: S-23-29125

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, 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, **Donna Prater, a single woman and Glenda Prater, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Arthur Franklin Lee and Jane M. Lee**, as joint tenants with right of survivorship(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 taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$162,011.00 and \$5775.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 29th day of June, 2023.


Donna Prater


Glenda Prater

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Donna Prater and Glenda Prater, 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 29th day of June, 2023.



Notary Public, State of Alabama
April Clark
My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the SE 1/4 of the NE 1/4, Section 4 Township 22 South, Range 1 East; thence run South along the East line of Section 4 a distance of 323.74 feet to the South bank of Little Beeswax Creek and the point of beginning; thence continue South along said East line of Section 4 a distance of 282.25 feet to a point on the North R/W line of County Road No. 77; thence turn an angle of 57 degrees 42 minutes to the right and run along said road R/W a distance of 200.00 feet; thence turn an angle of 117 degrees 59 minutes 15 seconds to the right and run a distance of 549.38 feet to a point on the South bank of Little Beeswax Creek; thence turn an angle of 131 degrees 20 minutes 45 seconds to the right and run a distance of 263.52 feet to the point of beginning. Situated in the SE 1/4 of the NE 1/4, Section 4 Township 22 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/30/2023 02:09:59 PM
 \$29.00 JOANN
 20230630000196120

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	Donna Prater Glenda Prater	Grantee's Name	Arthur Franklin Lee Jane M. Lee
Mailing Address	<u>1808 James Ct</u> <u>Bessemer AL 35023</u>	Mailing Address	<u>1705 Highway 77</u> <u>Columbiana, AL 35051</u>
Property Address	<u>1705 Highway 77</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>June 29, 2023</u>
		Total Purchase Price	<u>\$165,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 June 29, 2023

Print Donna Prater

 Unattested

Sign *Donna Prater*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)