

20240328000085100 1/3 \$69.00
Shelby Cnty Judge of Probate, AL
03/28/2024 11:22:33 AM FILED/CERT

This instrument was prepared by:
Wallace/Ellis Law Firm
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Christopher A. Lee & Crystal Marie Lee
2218 County Road 505
Fort Payne, AL 35968

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and No/00 Dollar.....(\$1.00), and love and affection, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Ethel Ellis Eaton, unmarried, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Crystal Marie Lee and Christopher Adam Lee (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

It is intended to convey all real property or any interest therein which is owned by Grantor, or is contiguous to the property described in Exhibit "A" attached hereto.

Subject to 2024 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of March, 2024.

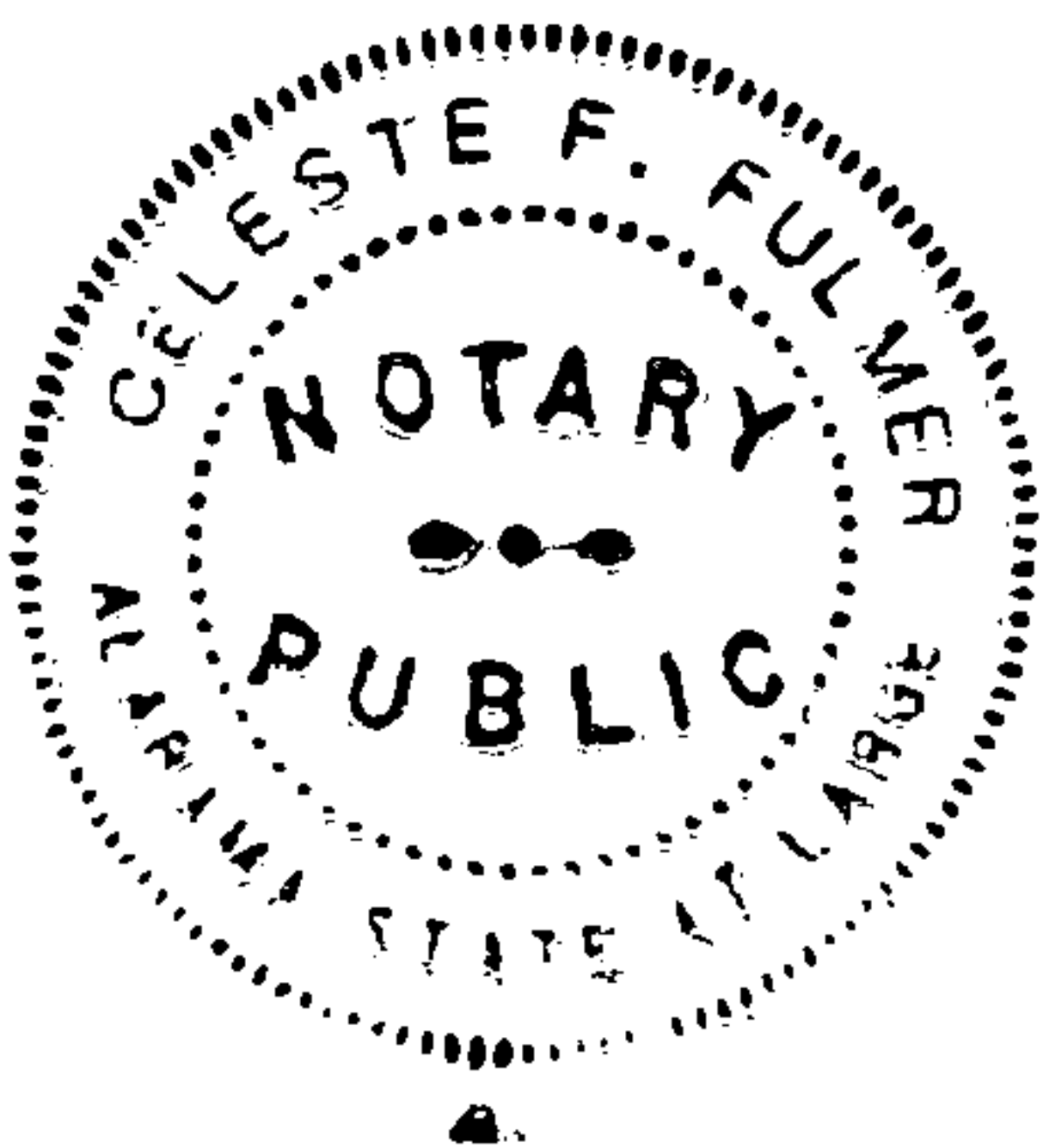
Ethel Ellis Eaton

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 03/28/2024
State of Alabama
Deed Tax:\$41.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ethel Ellis Eaton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 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 official seal this 28th day of March, 2024.



Notary Public
My Commission Expires: 10-9-24



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EXHIBIT A - LEGAL DESCRIPTION

One acre of land situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 21, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at a point where the South line of said forty intersects the East right of way line of what is known as the Egg and Butter Road; thence East along the South line of said forty 210 feet; thence North and parallel with the West line of said road 210 feet; thence West and parallel with the South line of said forty 210 feet to the East right of way line of said Road; thence South along the East right of way line of said Road 210 feet to the starting point.

Real Estate Sales Validation Form

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

Grantor's Name Ethel Ellis Eaton
Mailing Address 12709 Hutchins
Madison, AL 35709

Grantee's Name Christopher Adam Lee
Mailing Address Crystal Marie Lee
2218 County Road 505
Fort Payne, AL 35968

Property Address 5 Dawning Dr
Columbiana, AL 35051

Date of Sale 3-28-24
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 40,920.00

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 - Warranty Deed Tax value

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 or 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 3/28/2024

Print Ethel Ellis Eaton

☐ Unattested
(verified by)

Sign Ethel Ellis Eaton
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

