

This instrument was prepared by
THE WHEELER LAW FIRM LLC
Rommie G. Wheeler, Jr.
2107 5th Avenue North
Suite 401-F
Birmingham, Alabama 35203

Send Tax Notice To
Willie James Lee, Jr.
102 4th Place NE
Alabaster, Alabama 35007

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20240521000150340
05/21/2024 11:24:21 AM
DEEDS 1/3

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SEVENTY FIVE THOUSAND AND 00/100 (\$75,000.00)** DOLLARS to the underwigned, **VERONDA TURNER-GIBBONS, A MARRIED WOMAN AND SYLVIA TURNER COBBINS, AN UNMARRIED WOMAN** (herein referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto

WILLIE JAMES LEE, JR. AND AMY LEE

herein referred to as grantee) as joint tenants with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

This parcel of property described as follows: From the Northwest corner of the SE ¼ of the SW ¼ of Section 36, Township 20 South, Range 3 West run Easterly along the North boundary line of the SE ¼ of the SW ¼ of Section 36, Township 20 South, Range 3 West for a distance of 764.73 feet; thence turn right an angle of 60 deg. 44 min. running Southeasterly for a distance of 188.03 feet; thence turn right an angle of 29 deg. 50 min. running Southerly for a distance of 104.35 feet to the point of beginning of land herein described; thence continue Southerly on same course for a distance of 208.71 feet; thence turn right an angle of 90 deg. 00 min. running Westerly for a distance of 104.35 feet; thence turn right an angle of 90 deg. 00 min, running Northerly for a distance of 208.71 feet; thence turn right an angle of 90 deg. 00 min. running Easterly for a distance of 104.35 feet to point of beginning. This land being a part of the SE ¼ of the SW ¼ of Section 36, Township 20 South, Range 3 West.

SUBJECT TO TAXES.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

MATTIE TURNER IS THE SURVIVING GRANTEE OF DEED RECORDED IN VOLUME 278, PAGE 136. THE OTHER GRANTEE, EDWARD TURNER, HAVING DIED ON OR ABOUT THE 30TH DAY OF JANUARY, 1983.

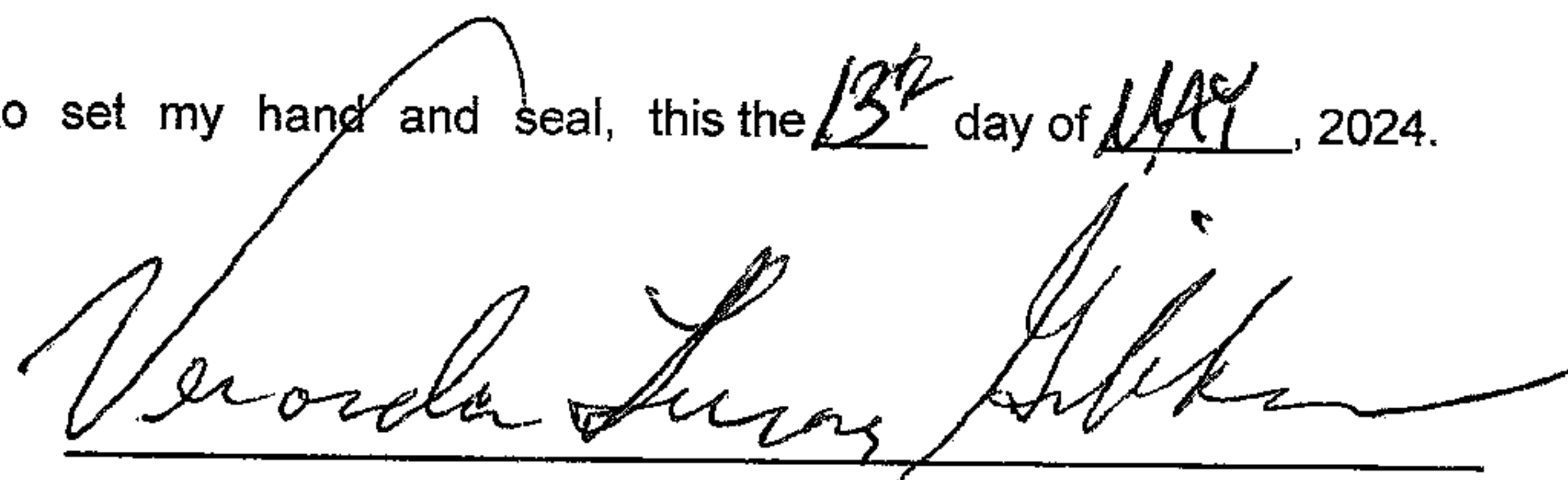
THE ABOVE CONVEYED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

PROPERTY ADDRESS: 102 4TH PLACE NE, ALABASTER, ALABAMA 35007
PARCEL ID: 13-7-36-3-001-035.001

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs and assigns forever.

And we do for ourselves and for our heirs, our successors and assigns, covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that we have good right to sell and convey the same as aforesaid, and that we will, and our heirs, esecutors, successors and assigns, shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 13th day of MAY, 2024.


VERONDA TURNER-GIBBONS

STATE OF ALABAMA
COUNTY OF JEFFERSON

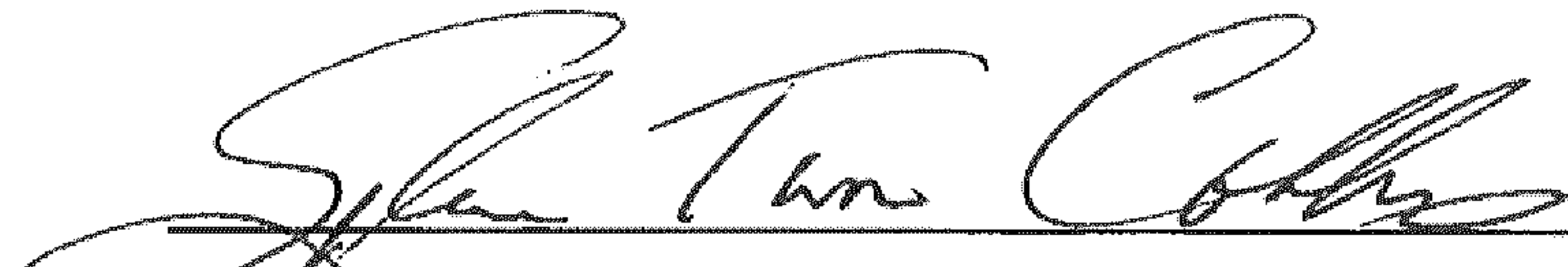
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **VERONDA TURNER-GIBBONS, A MARRIED WOMAN**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, that, she executed the same voluntarily and with full authority on the date the same bears date.

Given under my hand and official seal, this the 13th day of MAY, 2024.


NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct. 26, 2026

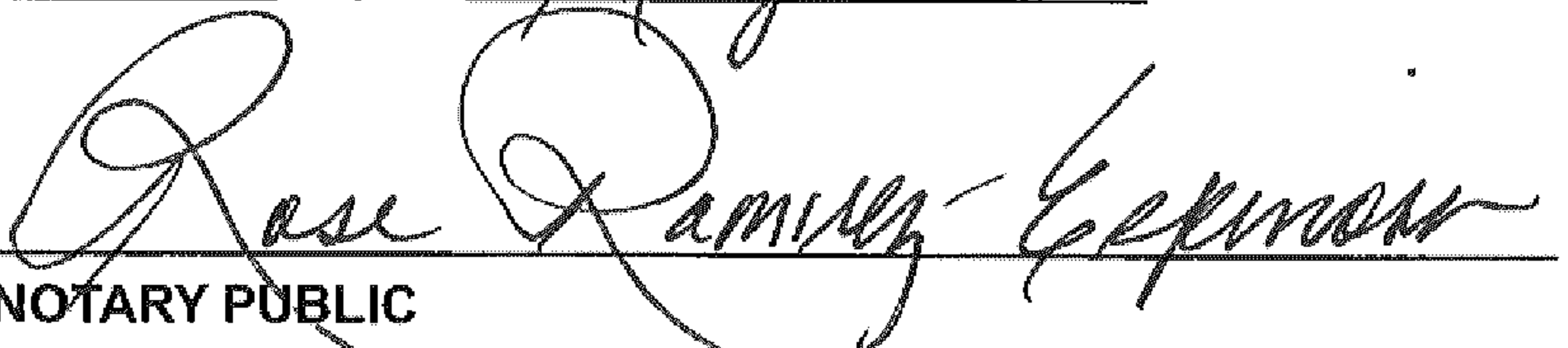
IN WITNESS WHEREOF, i have hereunto set my hand and seal, this the 13 day of May, 2024.

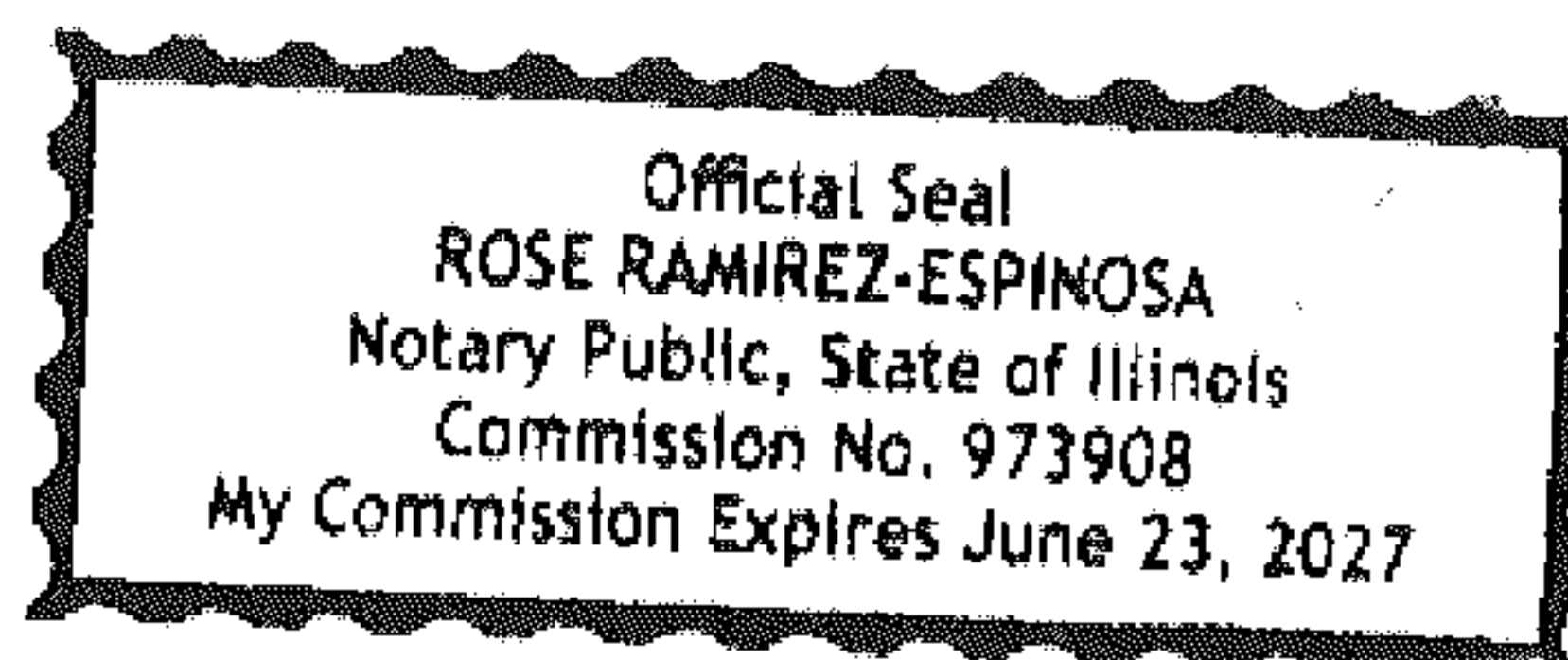

SYLVIA TURNER COBBINS

STATE OF Illinois
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **SYLVIA TURNER COBBINS, AN UNMARRIED WOMAN**, 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, that, she executed the same voluntarily and with full authority on the date the same bears date.

Given under my hand and official seal, this the 13th day of May, 2024.


NOTARY PUBLIC
MY COMMISSION
EXPIRES: 06-23-2027



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing Address~~VERONDA TURNER GIBBONS AND SYLVIA TURNER COBBINS~~
~~11312 WYCOMBE PARK LANE 225 FENWOOD LANE~~
~~GLENN DALE, MD 20769 HILLSIDE, IL 60162~~Grantee's Name
Mailing Address~~WILLIE JAMES LEE, JR. AND AMY LEE~~
~~102 4TH PLACE NE ALABASTER,~~
~~ALABAMA 35007~~

Property Address

~~2102 4TH PLACE NE~~
~~ALABASTER, ALABAMA 35007~~

Date of Sale

MAY 13, 2024

Total Purchase Price \$

75,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2024 11:24:21 AM
\$29.00 PAYGE
20240521000150340

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 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 5/13/2024Print ROMMIE G. WHEELER, JR.☐ UnattestedSign Rommie G. Wheeler, Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one