


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Donald Lee Lemley
P.O. Box 824
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20240906000278290 1/3 \$83.50
Shelby Cnty Judge of Probate, AL
09/06/2024 02:32:31 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIFTY THREE THOUSAND ONE HUNDRED SIXTY DOLLAR AND ZERO CENTS (\$53,160.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald Lee Lemley, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Donald Lee Lemley, Belinda Plier, Tina Barnett and Christopher Lemley, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

Donald L. Lemley and Donald Lee Lemley are one and the same person.
Donald Lee Lemley is surviving grantee in Deed Book 287, Page 757 and in Instrument No 1997-23676, the other grantee Maple L. Lemley having died April 27, 2021.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

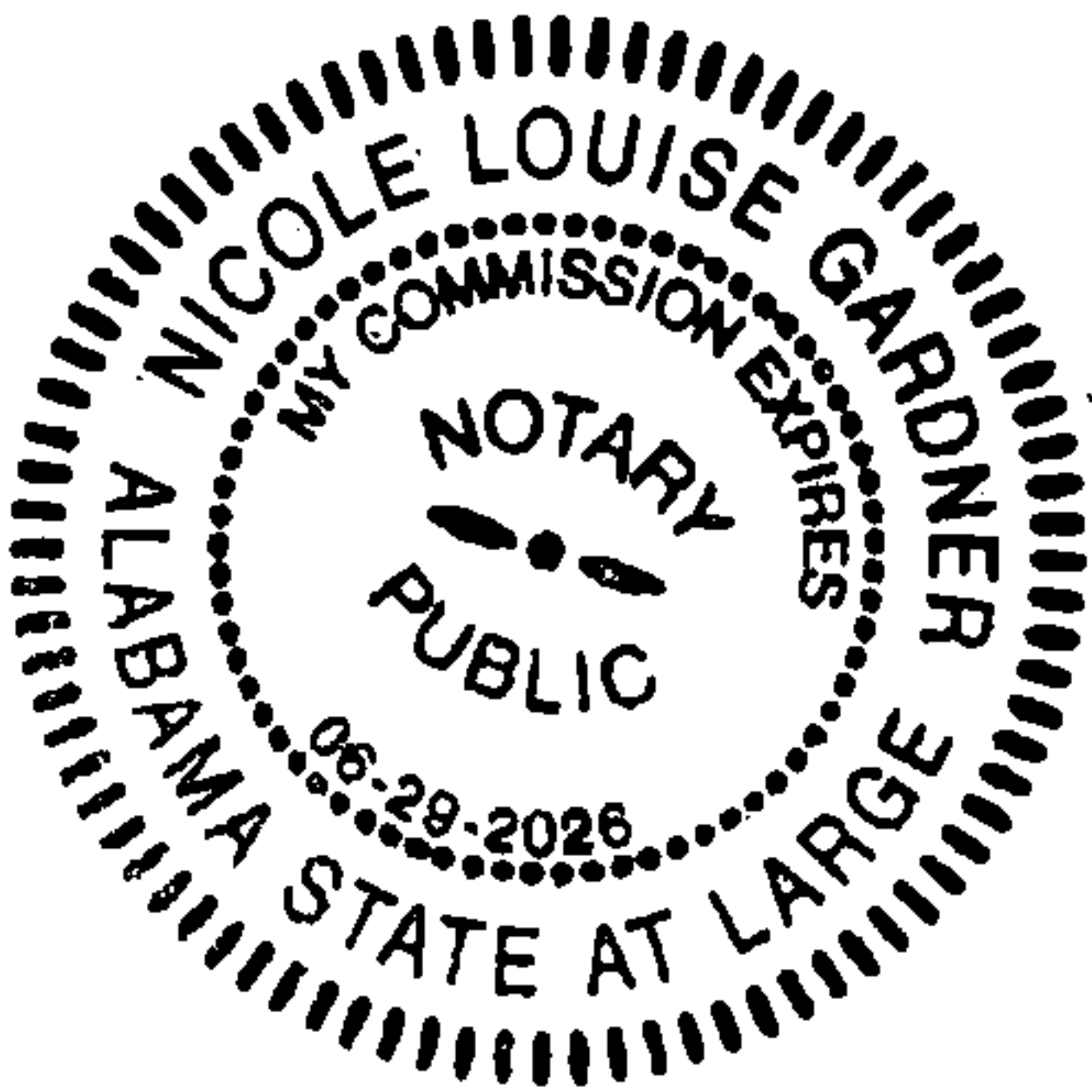
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of September 2024.

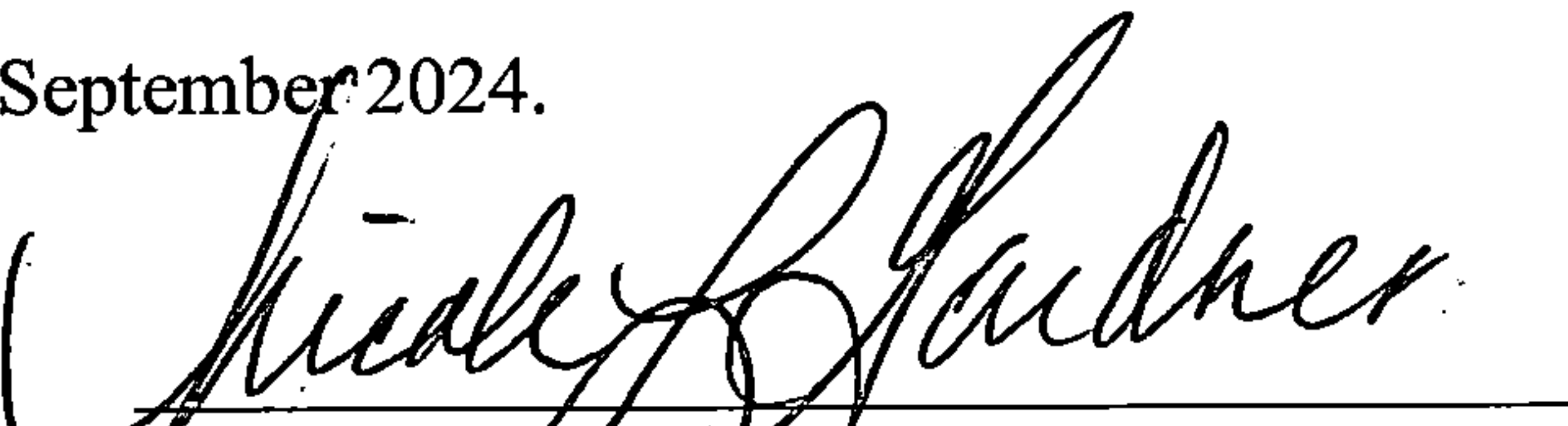

Donald Lee Lemley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Donald Lee Lemley**, whose names are 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September 2024.




Notary Public
My Commission Expires: 6-29-26

Shelby County, AL 09/06/2024
State of Alabama
Deed Tax: \$53.50



20240906000278290 2/3 \$83.50
Shelby Cnty Judge of Probate, AL
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Exhibit "A" – Legal Description

LEGAL DESCRIPTION PARCEL-1:
LOT NO. 9, 10, 11, A PORTION OF LOT 12,
13, 14, 15, & 16 OF BLOCK 31 OF THE MAP
OF SOUTH CALERA AS RECORDED IN MAP
BOOK 3 PAGE 40 IN THE SHELBY COUNTY
PROBATE OFFICE, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE
WEST RIGHT OF WAY OF U.S. HWY. NO.
31 & THE SOUTH LINE OF SECTION 11,
T-24N. R-13E. SHELBY COUNTY, AL.
THENCE LEAVING SAID ROAD, S 89 01'
01"W FOR 338.96 FT. TO A FOUND 3/4"
REBAR. THENCE N 10 13'17"E FOR
214.62 FT. TO A SET IRON. THENCE
S 79 41'14"E FOR 161.61 FT. TO A
SET IRON. THENCE S 81 05'42"E FOR
173.21 FT. TO A SET IRON ON THE
WEST RIGHT OF WAY OF U.S. HWY.
NO. 31. THENCE ALONG SAID HWY..
S 11 04'41"W FOR 152.50 FT. TO
THE POINT OF BEGINNING. SAID
PARCEL CONTAINING 1.40 ACRES
MORE OR LESS.

Real Estate Sales Validation Form

20240906000278290 3/3 \$83.50
Shelby Cnty Judge of Probate, AL
09/06/2024 02:32:31 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name Donald Lee Lemley
Mailing Address P.O. Box 824
Calera, AL
35040

Grantee's Name Donald Lee Lemley
Mailing Address P.O. Box 824
Calera, AL
35040

Property Address 10606 Hwy 31
Calera, AL
35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 53,160

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

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 9-6-24

Print Belinda Plier

Unattested

Sign

Belinda Plier

(verified by)

(Grantor/Grantee/Owner/Agent) circle one