

**Send tax notices and after recording mail to:**

1 Lake Forest Lane  
Wilsonville, Alabama 35186

**Prepared By:**

Gregory Varner & Associates  
Post Office Box 338  
Birmingham, Alabama 35242

**WARRANTY DEED**

**STATE OF ALABAMA                    )**  
**COUNTY OF SHELBY                 )**

**KNOW ALL MEN BY THESE PRESENTS**, that **Claude E. Lee** and wife, **Mary Paxton-Lee** (the "Grantors") for and in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration paid by **Claude E. Lee and Mary Paxton-Lee, as Co-Trustees of the Valentina Family Trust dated December 12, 2024, and any amendments thereto** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Parcel I**

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 East; thence run Southerly along the West boundary of said Section 26 for a distance of 334.00 feet to a point; thence turn an angle of 89 degrees 47 minutes 23 seconds to the left and run Easterly for a distance of 89.74 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along the last described course for 310.26 feet to a point; thence turn an angle of 28 degrees 50 minutes 01 seconds to the left and run 270.05 feet to a point; thence turn an angle of 76 degrees 38 minutes 12 seconds to the right and run 76.17 feet; thence turn an angle of 11 degrees 02 minutes 15 seconds to the right and run 137.80 feet; thence turn an angle of 7 degrees 57 minutes 30 seconds to the left and run 113.70 feet; thence turn an angle of 2 degrees 22 minutes 35 seconds to the right and run 57.16 feet; thence turn an angle of 34 degrees 32 minutes 11 seconds to the right and run 114.55 feet; thence turn an angle of 9 degrees 00 minutes 51 seconds to the left and run 114.00 feet; thence run an angle of 47 degrees 27 minutes 16 seconds to the right and run 61.68 feet to a point; thence turn an angle of 80 degrees 31 minutes 21 seconds to the right and run 511.66 feet to a point; thence turn an angle of 29 degrees 04 minutes 45 seconds to the right and run 135.00 feet to a point; thence proceed along a curve to the left having a central angle of 23 degrees 13 minutes 28 seconds and a radius of 345.90 feet, for an arc distance of 140.21 feet to a point; thence turn an angle of 32 degrees 36 minutes 46 seconds to the left, from the tangent to the curve, and run 109.97 feet to a point; thence proceed along a curve to the right, having a central angle of 66 degrees 24 minutes 55 seconds and a radius of 25.00 feet, for an arc distance of 28.98 feet to the point of beginning. Said parcel is lying in the NW¼ of the NW¼ of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama.

**AND ALSO:** A right of way located in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23 and in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 21 South, Range One (1) East; for ingress, egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline; Commence at the Northwest corner of said Section 26; Thence run South along the West Section line 334.00 feet; thence turn left 89 degrees 47 minutes 23 seconds and run east 57.76 feet to the point of the beginning of said centerline; thence turn left 90 degrees 36 minutes 42 seconds and run north 1351.88 feet to the point of a clockwise curve having a delta angle of 91 degrees 07 minutes and a radius of 250.00 feet; thence run along the arc of said curve 397.57 feet to the point of tangent; thence continue tangent to said curve and run east 1088.98 feet to the center of a County maintained road and the end of said centerline.

**Parcel II**

A parcel of land in the Northwest Quarter of Section 26, Township 21 South, Range 1 East; said parcel of land being more particularly described as follows: Beginning at the Northwest corner of said Section 26; thence run South 00 Degrees 20 Minutes 47 Seconds East a distance of 333.97 feet; thence North 89 Degrees 45 min 17 Seconds East a distance of 400.00 feet; thence North 61 Degrees 12 Minutes 38 Seconds East a distance of 270.05 feet to the approximate 397 foot contour of Lay Lake; thence North 33 Degrees 38 Minutes 54 Seconds West a distance of 219.82 feet along said 397 foot contour line; thence North 87 Degrees 52 Minutes 19 Seconds West a distance of 517.24 feet to the point of beginning.

Together with the following easements for ingress, egress and utilities more particularly described as follows:

A Right of Way located in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama for ingress and egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline: Commence at the Northwest corner of said Section 26; thence run South along the West Section line 334.00 feet; thence turn left 89 Degrees 47 Minutes 23 Seconds and run East 57.76 feet to the point of beginning of said centerline; thence run right 89 Degrees 23 Minutes 18 Seconds and run South 45.00 feet; thence turn left 89 Degrees 23 Minutes 18 Seconds and run East 290.00 feet to the point of clockwise curve having a Delta angle of 55 Degrees 00 Minutes 00 Seconds and a radius of 175.00 feet; thence run along the arc of said curve 167.99 feet to the point of tangent; thence continue tangent to said curve 188.09 feet to the end of said centerline and the center of cul-de-sac with a radius of 55.00 feet.

A Right of Way located in the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23 and in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 21 South, Range 1 East; for ingress, egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline; Commence at the Northwest corner of said Section 26; thence run south along the west Section line 334.00 feet; thence turn left 89 Degrees 47 Minutes 23 Seconds and run east 57.76 feet to the beginning of said centerline; thence turn left 90 Degrees 36 Minutes 42 Seconds and run North 1351.88 feet to the point of a



clockwise curve having a delta angle of 91 Degrees 07 Minutes and a radius of 250.00 feet; thence run along the arc of said curve 397.57 feet to the point of tangent; thence continue tangent to said curve and run east 1088.98 feet to the center of a County maintained road and the end of said centerline.

Also a Right of Way to use the existing driveway access from Highway 145 across the following described property, to-wit; Begin at the Northeast corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22, Township 21 South, Range 1 East; thence run Southerly along the East boundary of said Section for 100.00 feet; thence turn an angle of 90 Degrees 00 Minutes to the right and run Westerly for 88.71 feet to a point on the Southeast Right of Way line of Alabama Highway No. 145; thence turn an angle of 119 Degrees 45 Minutes 29 Seconds to the right and run Northeasterly along said Right of Way line for 116.03 feet to the point of intersection with the North boundary line of the aforementioned SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ; thence turn an angle of 61 Degrees 35 Minutes 23 Seconds to the right and run easterly along said north boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  for 31.13 feet to the point of beginning.

Prior Deed Reference: Inst. No. 20220725000291200

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above-described property.

The above-described property constitutes the Grantors' homestead.

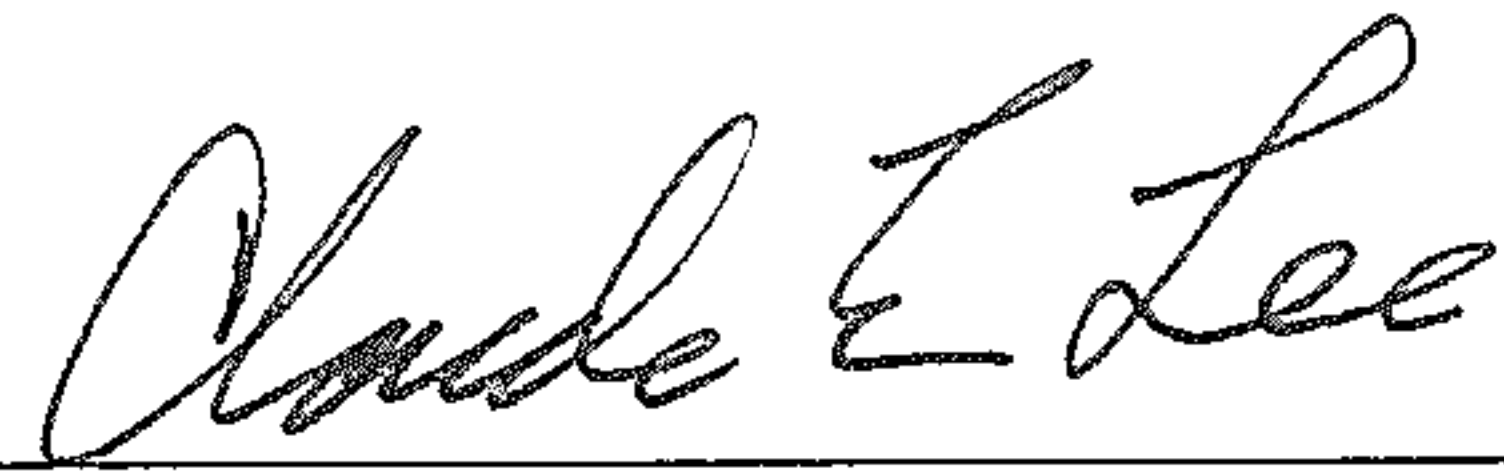
No title work was requested or performed, and the scrivener neither makes any warranty nor expresses an opinion as to the Grantor's title or lack thereof. The legal description was provided by the Grantor.

To have and to hold to the said Grantee, the Grantee's heirs, successors, and assigns forever.

And we do for ourselves and our heirs and personal representatives covenant with the said Grantee and the Grantee's heirs, successors, and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and personal representatives shall warrant and defend the same unto the said Grantee and the Grantee's heirs, successors, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors, who are authorized to execute this conveyance, hereto set their signatures and seals, this the 12th day of December, 2024.

**GRANTORS:**



**CLAUDE E. LEE**



**MARY PAXTON-LEE**

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, Brooke Kuykendall, a Notary Public in said County and State, do hereby certify that **Claude E. Lee** and **Mary Paxton-Lee**, whose names are signed to the foregoing conveyance and who are known to me, each acknowledged before me on this day that, being informed of the contents of said conveyance, he or she executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of December, 2024.



Notary Public

My Commission Expires: 3/31/27

(NOTARY SEAL)

**BROOKE KUYKENDALL**  
Notary Public, Alabama State at Large  
My Commission Expires March 31, 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 Claude E. Lee & Mary Paxton-Lee  
 Mailing Address 1 Lake Forest Lane  
Wilsonville, Alabama 35186

Grantee's Name The Valentina Family Trust  
 Mailing Address 1 Lake Forest Lane  
Wilsonville, Alabama 35186

Property Address 1 Lake Forest Lane  
Wilsonville, Alabama 35186

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/16/2024 10:29:20 AM  
 \$2867.00 PAYGE  
 20241216000383790

*Allen S. Byrd*

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ 2,831,610

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Warranty Deed  
☐ 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 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 12-12-2024

Print Spencer P. Waddell, Attorney at Law

☐ Unattested \_\_\_\_\_  
 (verified by)

Sign *Spencer P. Waddell*  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**