



20250514000146220 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
05/14/2025 08:12:51 AM FILED/CERT

Send Tax Notice to:

Scott David Lee and Suzanne M. Lee
5461 Woodford Drive
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

***THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OR OPINION OF
TITLE. PREPARER MAKES NO
WARRANTIES AS TO THE ACCURACY
OF THE CONTENTS WITHIN THIS
INSTRUMENT***

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

VALUE: \$253,200.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned Scott David Lee, an unmarried person and Suzanne M. Lee, a married person, being the heirs-at-law and next-of-kin of Betty Jean Lee, also known as Betty C. Lee (herein referred to as "Grantor," whether one or more), whose mailing address is

5461 Woodford Drive, Birmingham, AL 35242

by Scott David Lee and Suzanne M. Lee, (herein referred to as "Grantee," whether one or more), whose mailing address is 5461 Woodford Drive, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of 201 Beaver Creek Parkway, Pelham, AL 35124, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Scott David Lee and Suzanne M. Lee are the only heirs-at-law and next-of-kin of Betty Jean Lee, also known as Betty C. Lee. Betty Jean Lee died on or about July 23, 2021 and a Probate Estate was opened with the Shelby County, Alabama Probate Office at Case No. PR-2021-000953, wherein Scott David Lee was appointed as Personal Representative. Pursuant to said probate case and the Last Will and Testament of said decedent, the Grantees herein were devised and bequeathed the property herein conveyed.

Suzanne M. Lee, Suzanne Lee, and Suzanne Lee Scott are all one and the same person.

The property herein conveyed does not constitute the homestead of any married Grantor, nor that of her respective spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 13th day of May, 2025.

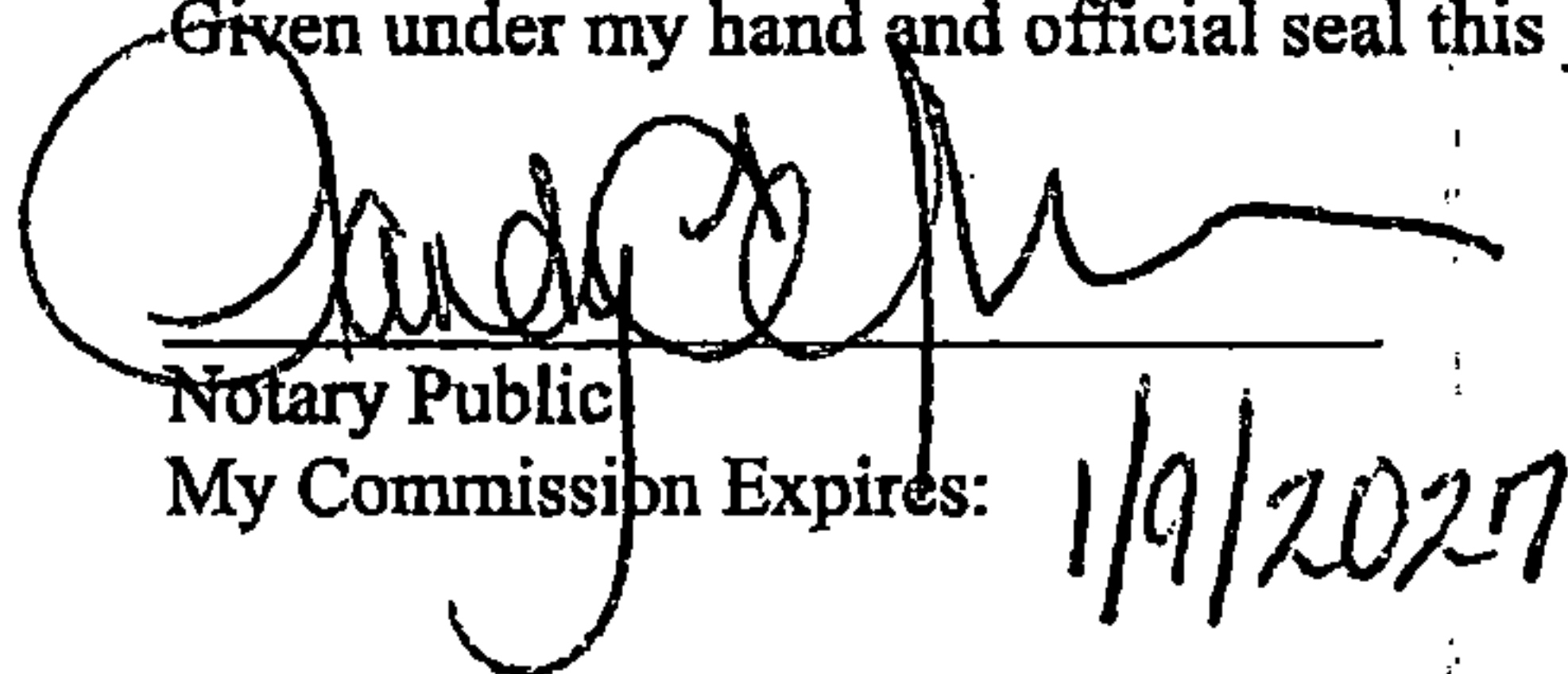

Scott David Lee


Suzanne M. Lee

STATE OF ALABAMA
COUNTY OF SHELBY

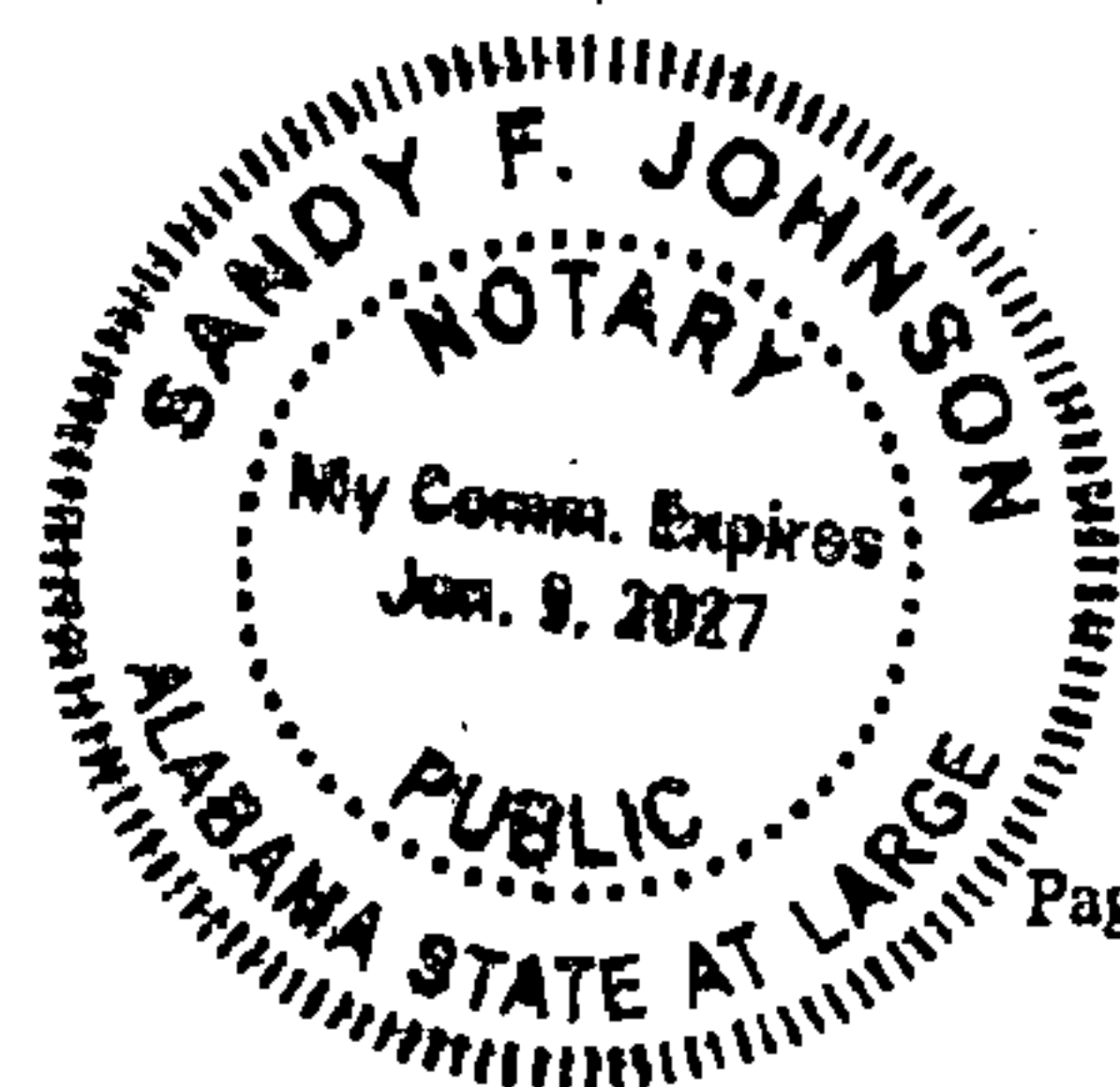
I, the undersigned Notary Public in and for said County and State, hereby certify that Scott David Lee and Suzanne M. Lee, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 2025.


Notary Public
My Commission Expires: 1/9/2027

Quitclaim Deed (AL)

File No.: Pre-25-459



Page 1 of 2

EXHIBIT A

Lot 1, according to the Survey of Beaver Creek Preserve, First Sector, as recorded in Map Book 24, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk**



20250514000146220 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
05/14/2025 08:12:51 AM FILED/CERT

Allen S. Bayl