

Send Tax Notice to:
Suzanne Lee Scott

5461 Woodford Drive
Birmingham, AL 35242

***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

STATE OF ALABAMA
COUNTY OF SHELBY

MINIMUM VALUE: \$253,200.00
CONVEYING ½ INTEREST: \$126,600.00

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 (herein referred to as "Grantor," whether one or more), whose mailing address is
307 High Ridge Ct, Pelham, AL 35124

by **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

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

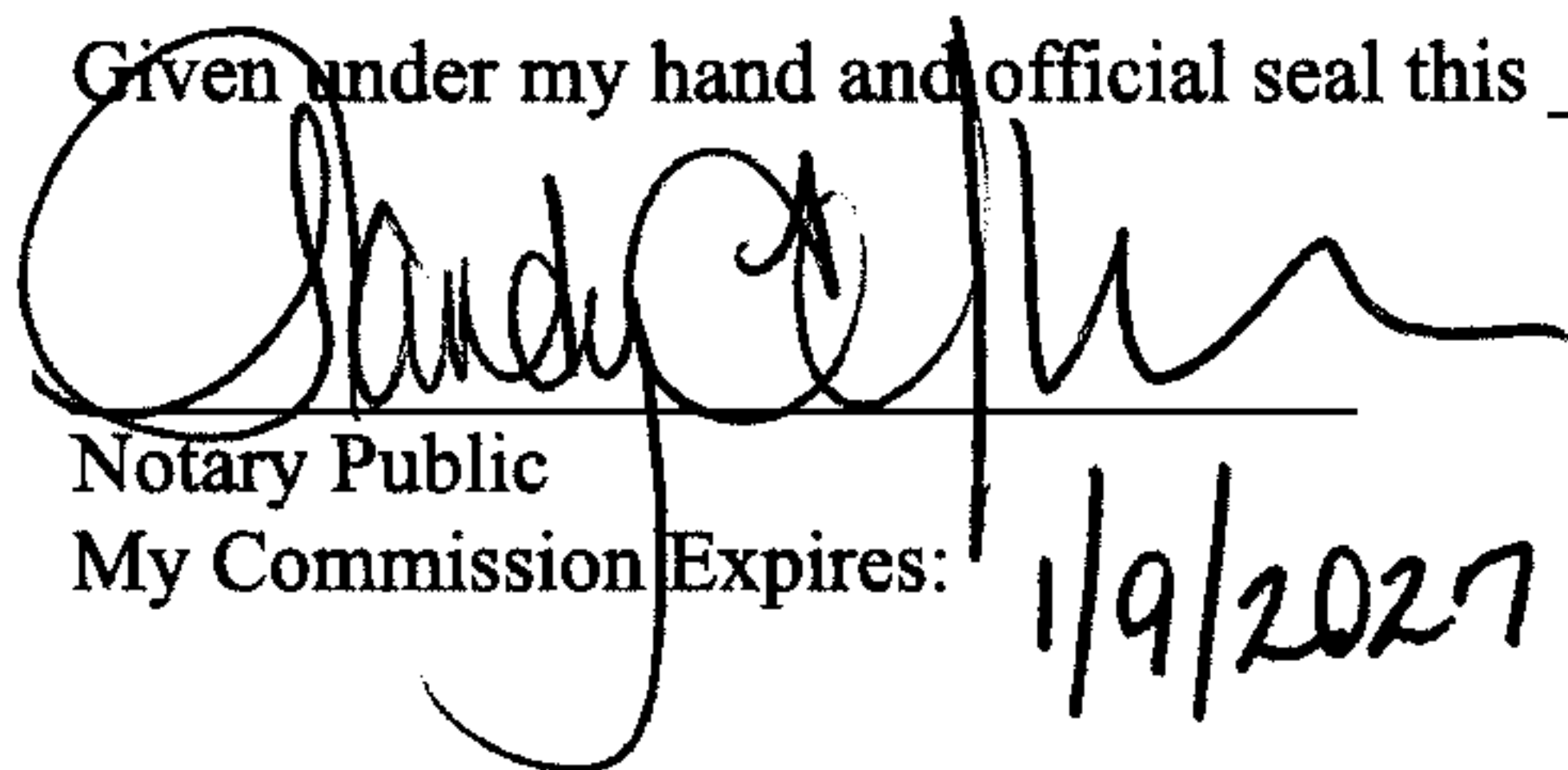
IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 13th day of May, 2025.


Scott David Lee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Scott David 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

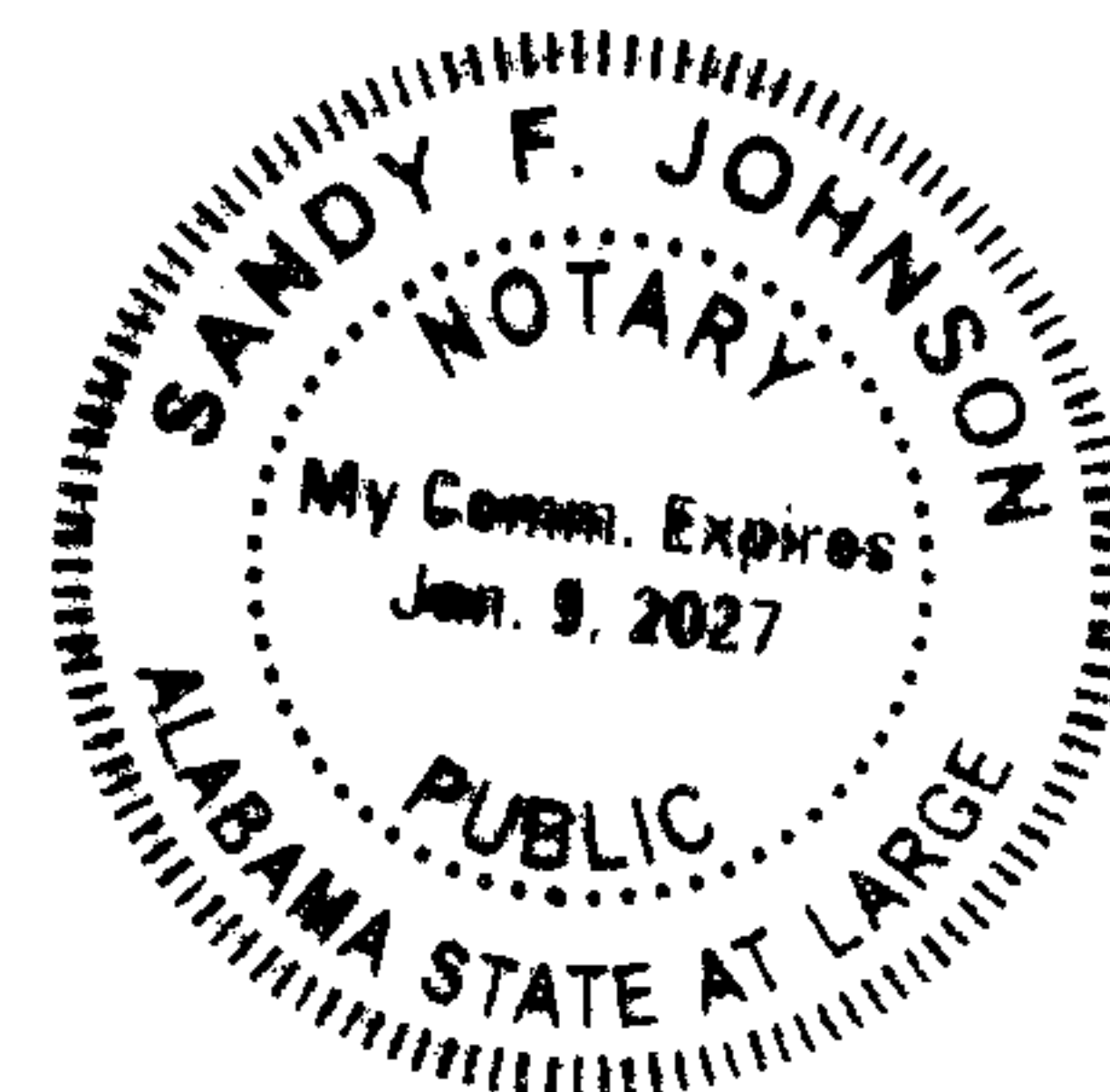


EXHIBIT A

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
Shelby County, AL
05/14/2025 08:12:52 AM
\$152.00 JOANN
20250514000146230**

Allie S. Bayl