

SEND TAX NOTICE TO: 1200 Hwy 17
Montevallo, AL 35115

This instrument was prepared by:
Susan Glenn
1500 Hwy 17
Montevallo, AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIORSHIP

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$90,000.00 dollars to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt whereof is acknowledged, I or we, **Susan C. Glenn, unmarried**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tony A. Lee and Ramona B. Lee** (herein referred to as grantee, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

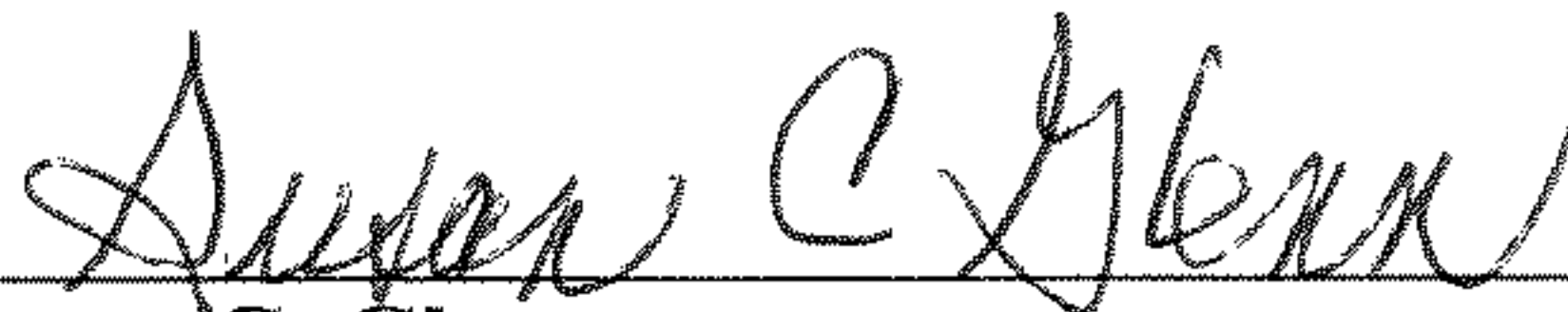
See Exhibit A

Susan C. Glenn is the surviving grantee of deed recorded in Book 311, Page 53. The other grantee, James E. Glenn, having died on or about the 2nd day of February, 2023.

TO HAVE AND TO HOLD to the said grantee(s) as joint tenants, with right of survivorship, his, her or 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 covenants with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set My hand(s) and seal(s), this 21 day of May, 2025.

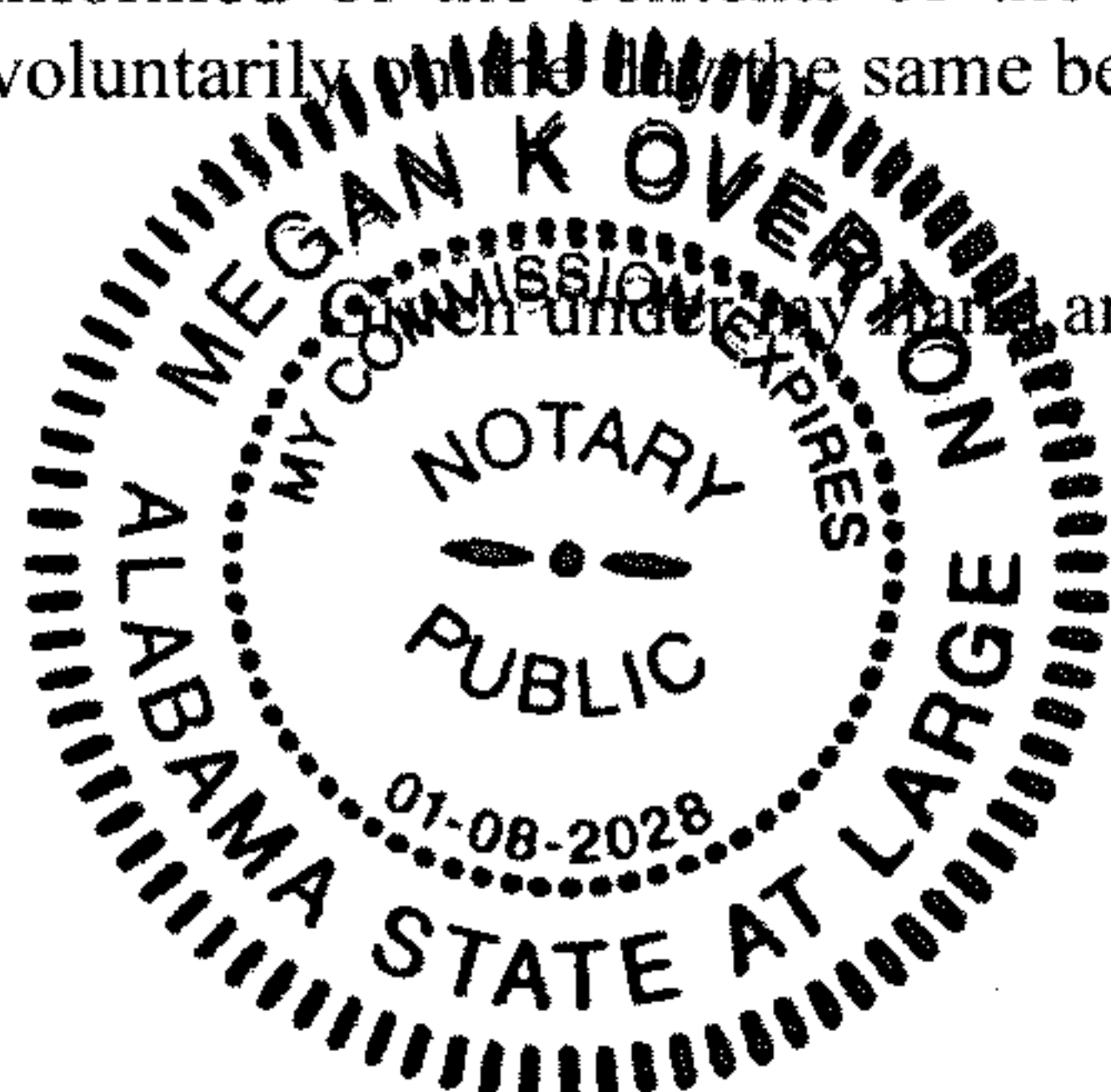


Susan C. Glenn

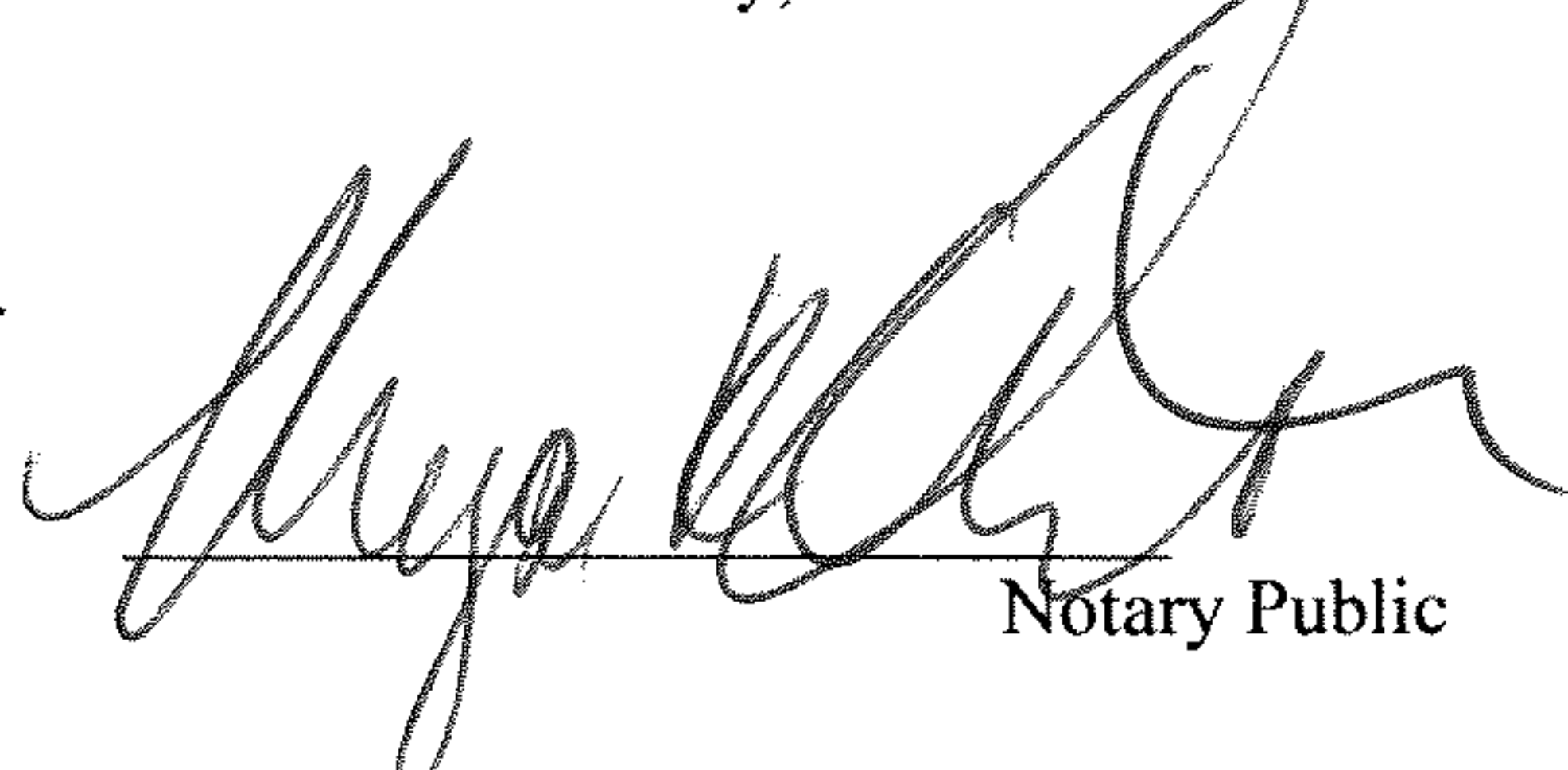
STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Susan C. Glenn**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they as such attorney in fact and with full authority, executed the same voluntarily on the same bears date.



and official seal this 21 day of May, 2025.



Notary Public

Exhibit A

A Parcel of land situated in the NW 1/4 of Section 17, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW Corner of Lot 1 of Ripple Creek Estates, Phase 1, as recorded in Map Book 13, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama, said point lying on the Easterly R.O.W. line of Shelby County Highway 17; thence N07°58'58"E and along said R.O.W. line a distance of 52.96' to the POINT OF BEGINNING; thence N08°53'41"E and along said R.O.W. line a distance of 279.87'; thence S89°37'49"E and leaving said R.O.W. line a distance of 426.75'; thence S04°41'58"W a distance of 81.24'; thence S77°22'43"W a distance of 277.06'; thence S09°27'50"E a distance of 98.52'; thence S80°29'12"W a distance of 212.11' to the POINT OF BEGINNING.

Said Parcel containing 1.74 acres, more or less.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Susan C. Glenn
Mailing Address 1500 Hwy 17
Montevallo AL 35115

Grantee's Name Tony A. & Ramona B. Lee
Mailing Address 1200 Hwy 17
Montevallo AL 35115

Property Address 1200 Hwy 17
Montevallo AL 35115

Date of Sale _____
Total Purchase Price \$ 90,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 5/21/25

Print SUSAN C Glenn

Unattested [Signature]

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2025 01:23:40 PM
\$118.00 KELSEY
20250522000156680

Form RT-1

Allen S. Bond