



20250606000174660 1/4 \$78.00  
Shelby Cnty Judge of Probate, AL  
06/06/2025 02:41:37 PM FILED/CERT

**PROPERTY ADDRESS:**

Metes and Bounds

**SEND TAX NOTICE TO:**

Wehapa Lakes, Inc.  
5 Wehapa Circle  
Leeds, AL 35094-6421

**THIS INSTRUMENT WAS PREPARED BY:**

Frank C. Galloway III, Esq.  
The Woodcrest Group, LLC  
P. O. Box 530218  
Mountain Brook, AL 35253-0218

**QUITCLAIM DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS:

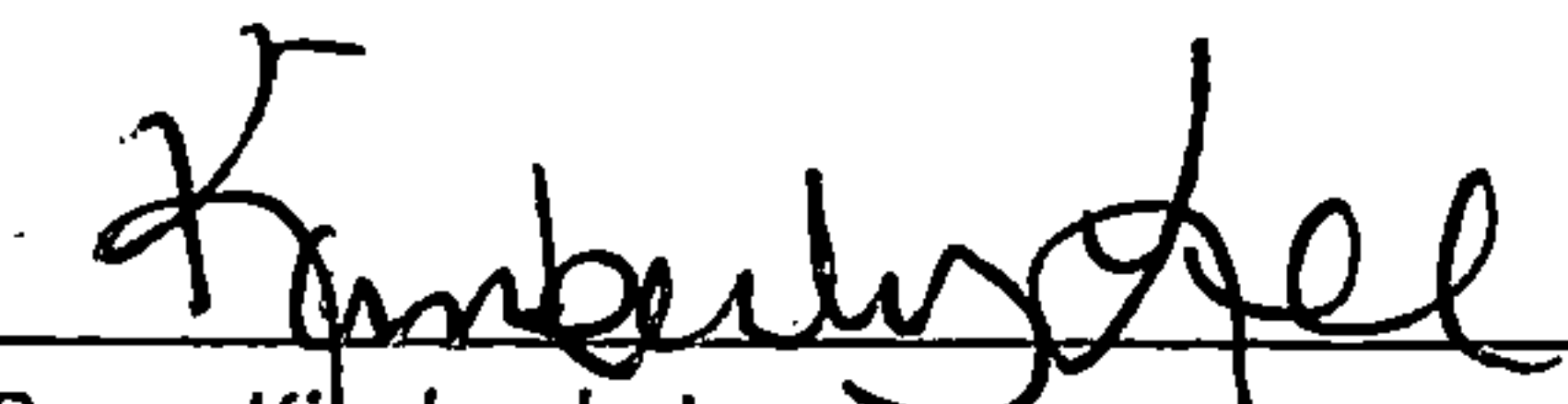
THAT in consideration of payment of the sum of TEN and No/100 Dollars (\$10.00) and other GOOD AND VALUABLE CONSIDERATION in hand paid by the Grantee herein, the receipt, adequacy, and sufficiency whereof is hereby acknowledged, **Kimberly Lee**, an unmarried woman, ("Grantor") and granddaughter and heir of Harold Cecil Duckett (deceased), does hereby remise, release, quitclaim, grant, sell and convey unto **Wehapa Lakes, Inc.** ("Grantee") all of her right, title, and interest, the following described real property, located and situated in Shelby County, Alabama:

The land located in Shelby County, Alabama that is included as a portion of the land having parcel number 04-4-18-0-000-003.000 (the "Property"), and which is more particularly described in the attached Exhibit A and depicted on the attached Exhibit B

**SUBJECT TO:** Current taxes, easement, restrictions, rights-of-way and liens of record, if any; and **LESS AND EXCEPT** any mineral, mining, oil, gas and subsurface rights not owned by Grantor.

TO HAVE AND TO HOLD unto Grantee, and its successors, and assigns, forever.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on this 5<sup>th</sup> day of June, 2025.


  
By: Kimberly Lee  
AL#6289341 EXP: 01-08-2029

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Kimberly Lee, an unmarried woman, is 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, she executed the same voluntarily.

Given under my hand and official seal this 5<sup>th</sup> day of June, 2025.

Shelby County, AL 06/06/2025  
State of Alabama  
Deed Tax: \$47.00

  
NOTARY PUBLIC  
My commission expires: 02-22-2026  
**RACHEL OSBORN**  
Notary Public, Alabama State at Large  
Commission Expires Feb. 22, 2026



20250606000174660 2/4 \$78.00  
Shelby Cnty Judge of Probate, AL  
06/06/2025 02:41:37 PM FILED/CERT

## **EXHIBIT A**

COMMENCE W ROW CO RD 41 & N LN SEC 18 THEN CONT W ALG SEC LN TO OLD GIN BRANCH THEN MEANDER ALG BRANCH TO S ROW CO RD 41 TO POINT OF BEGINNING THEN SW ALG ROW 210(S) SE160(S) E TO LAKE WEHAPA MEANDER ALG LAKE TO E ROW WEHAPA CIR N TO NW ROW SD CIR SW155 SLY309.45 TO N ROW WEHAPA CIR NWLY ALG ROW TO S ROW CO RD 41 THEN SWLY ALG ROW TO POINT OF BEGINNING LESS RD ROWS

THE "PROPERTY" IS DEPICTED ON ATTACHED EXHIBIT B



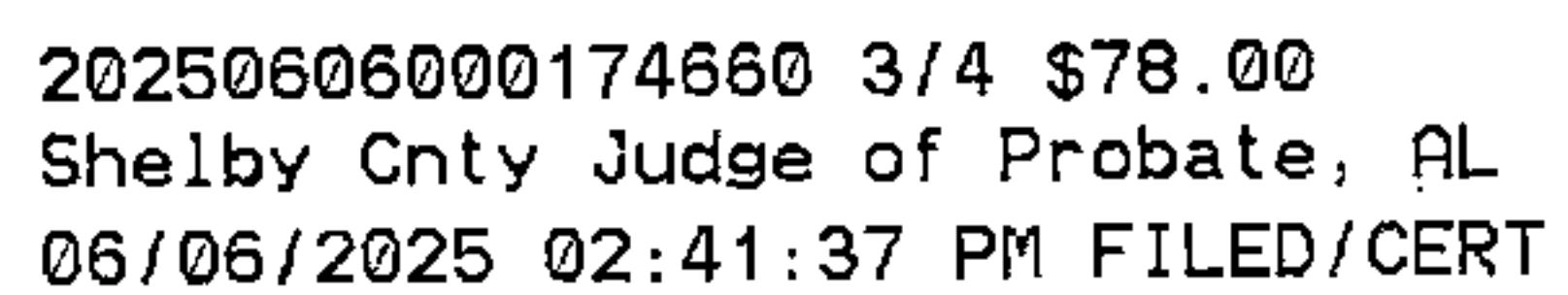


EXHIBIT B

\* = Point of Beginning



# Real Estate Sales Validation Form

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

Grantor's Name Kimberly Lee  
Mailing Address 9111 Hwy 41 S  
Leeds, AL 35094

Grantee's Name Wehapa Lakes Inc  
Mailing Address 5 Wehapa Lake Cir  
Leeds, AL 35094

Property Address Vacant

Date of Sale 6/5/25  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 46,792.52

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 a

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 6/6/25

Unattested

(verified by)

Print

Sign

Robert A. Boehne

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20250606000174660 4/4 \$78.00  
Shelby Cnty Judge of Probate, AL  
06/06/2025 02:41:37 PM FILED/CERT