

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Nicholas Grant Lee

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY THREE THOUSAND TWO HUNDRED TWENTY DOLLARS AND ZERO CENTS (\$143,220.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Steve Lee, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Nicholas Grant Lee (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit “A” for legal description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of August 2025.

Steve Lee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Steve Lee**, whose name 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, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 29th day of August 2025.

Notary Public
My Commission Expires:

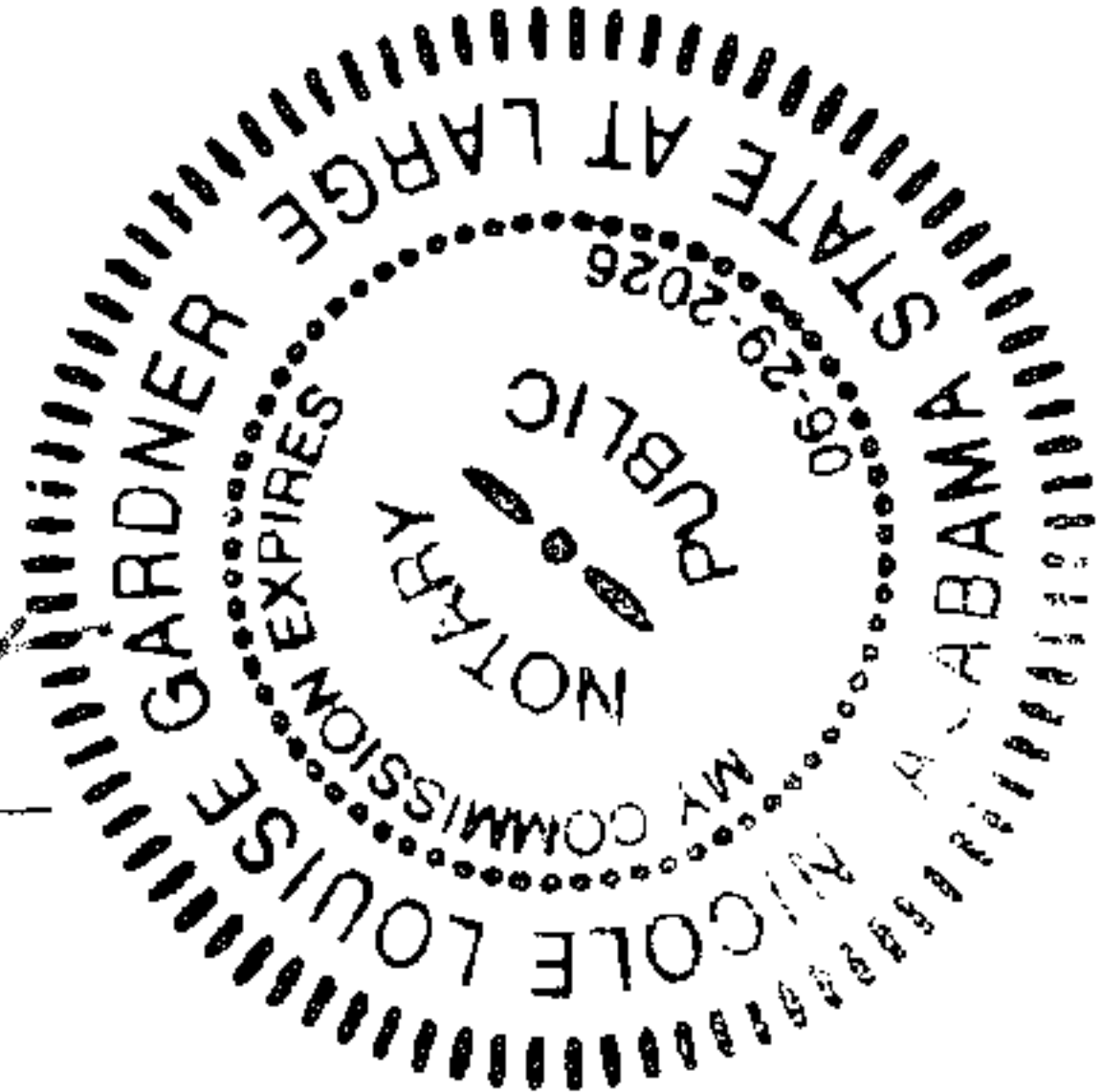


Exhibit “A”- Legal Description

Lot No. 1 Stough Estates, as recorded in Map Book 23, Page 130, in the Probate Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the SE ¼ of the NE ¼ of Section 35, Township 21 South, Range 3 West, and run in a northerly direction along the easterly line of said ¼ - ¼ section line for 248.54 feet to the point on the northerly line of Shelby County Highway No. 24, said point being the point of beginning; thence continue along the last stated course for 2082.11 feet to a point; thence turn 92°39’20” left and run in a southwesterly direction for 1163.18 feet to a point; thence turn 93°53’06” left and run in a southeasterly direction for 828.65 feet to a point; thence turn 00°28’18” left and continue southeasterly for 656.83 feet to a point; thence turn 95°22’53” right and run in a southwesterly direction for 110.90 feet to a point; thence turn 82°23’09” left and run in a southerly direction for 678.60 feet to a point on the northerly line of Shelby County Highway No. 24; thence turn 92°15’34” left and run in an easterly direction along said northerly line of Shelby County Highway No. 24 for 715.19 feet to the P.C. (point of curve) of a curve to the left; thence in the arc of said curve having a radius of 563.11 feet and a central angle of 50°19’08” for a distance of 494.54 feet to the point of beginning. **Tax number being conveyed 23-7-35-1-001-016.000 (2024)**

LESS AND EXCEPT

Property described in Instrument No. 20210222000086570

LESS AND EXDEPT

Property described in Instrument No. 20210316000130290

LESS AND EXCEPT

Any part of Lots 2-13 Stough Estates Map Book 23, Page 130

LESS AND EXCEPT

Any part of caption lands lying within Colonial Oaks, Phase 1, Map Book 39, Page 115 and Colonial Oaks, Phase 2, Map Book 52, Page 28



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/02/2025 02:26:21 PM
 \$171.50 BRITTANI
 20250902000269140

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Steve Lee
 Mailing Address 16300 Hwy 61
Wilsonville AL
35186

Grantee's Name Nicholas Grant Lee
 Mailing Address 640 Mt Laurel Ct
Birmingham, AL
35244

Property Address Vacant
property

Date of Sale 8-29-25
 Total Purchase Price \$ 143,220.00
 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 8-29-25

Print Steve Lee

Unattested

Sign Steve Lee

(verified by)

(Grantor/Grantee/Owner/Agent) circle one