

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
The Leah F. Newell Living Trust
1013 Dunnivant Place
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FIVE HUNDRED EIGHTY SIX THOUSAND AND 00/100 Dollars (\$586,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**Alexander Lee and Mary Denning Lee, a married couple,
and Rebecca Lee, a married person**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Leslie Fiorella Dobbins, as Trustee of
The Leah F. Newell Living Trust dated March 24, 2022**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2502AA, according to the Resurvey of Lots 2502A and 2504A of The Resurvey of Lots 2501, 2502, 2504 and Common Area, Highland Lakes, 25th Sector, an Eddleman Community, as recorded in Map Book 61, Page 1, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst. #1996-17543 and further amended in Inst. #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25t Sector, Phase I, recorded as Instrument No. 20050609000280540 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to: (1) 2026 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above described property does not constitute the homestead of Rebecca Lee nor that of her spouse.

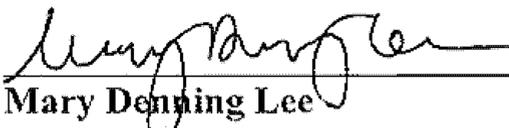
Mary Denning Lee is one and the same person as Mary Denning, grantee in that certain deed recorded in Instrument 20210604000275200 in the Probate Office of Shelby County, Alabama.

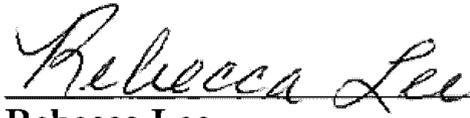
TO HAVE AND TO HOLD unto Grantee its successors and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 24th day of November, 2025.


_____(SEAL)
Alexander Lee

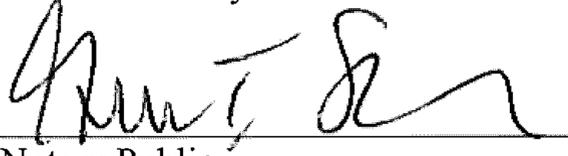

_____(SEAL)
Mary Denning Lee


_____(SEAL)
Rebecca Lee

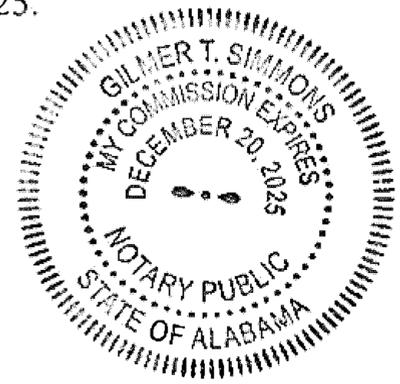
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned Notary Public in and for said County and State, hereby certify that Alexander Lee, Mary Denning Lee, Rebecca Lee, and whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of November, 2025.



Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name	<u>Alexander Lee, Mary Denning Lee, and Rebecca Lee</u>	Grantee's Name	<u>Leslie Fiorella Dobbins, Trustee of The Lea Newell Living Trust dated March 24, 2022</u>
Mailing Address	<u>3536 Shandwick Place Birmingham, AL 35242</u>	Mailing Address	<u>1013 Dunnivant Place Birmingham, AL 35242</u>
Property Address	<u>1013 Dunnivant Place Birmingham, AL 35242</u>	Date of Sale	<u>11/24/2025</u>
		Total Purchase Price	<u>\$586,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Closing Statement | |

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.

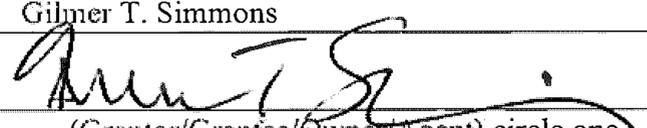
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	<u>11/24/2025</u>	Print	<u>Gilmer T. Simmons</u>
<input type="checkbox"/> Unattested	_____	Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2025 02:41:09 PM
\$615.00 JOANN
20251124000360930

Allie S. Boyd