



20260320000081040 1/3 \$467.50  
Shelby Cnty Judge of Probate, AL  
03/20/2026 11:26:04 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

**WARRANTY DEED**

THIS INDENTURE, made and entered into on this the 12<sup>th</sup> day of February, 2026, by and between **Gina Gunnin Lee**, herein referred to as "Grantor" (whether one or more), does hereby grant, bargain, sell and convey unto **Nicholas Lee and Gina Gunnin Lee, Trustees of the Lee Family Trust, a trust dated January 13, 2026**, herein referred to as "Grantee" (whether one or more).

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 (\$10.00) Dollars, to the Grantor in hand paid by the Grantee, and other valuable consideration, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, and sold and does by these presents grant, bargain, sell and convey unto the Grantee, the following described real property located in Shelby County, to-wit:

Lot No. 1 according to the Map of the 1974 Addition of Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, in the probate Office of Shelby County, Alabama. Also, the following land: Begin at the Easternmost corner of Lot 1, according to 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, page 33, in said Probate Office of Shelby County, Alabama, and the West right of way line of Fowler Lane; thence run NW along the Northeastern line of said Lot 1, a distance of 322.50 feet to the Pool line of Lay Lake; thence turn an angle of 91°45'13" to the right and run a distance of 33 feet; thence turn an angle of 94°04'05" to the right and run a distance of 325.19 feet to the point of beginning Situated in Shelby County, Alabama

DESCRIPTION PROVIDED BY THE PARTIES.

Subject to taxes for the current year and any easements, restrictions or reservation of record.

**NO CERTIFICATION OF TITLE. This instrument was prepared without the benefit of a title examination. The preparer of this instrument makes no claim as to the chain of title to this property or the correctness of the description. Preparer acted as scrivener only. The description was provided by the parties.**

**TO HAVE AND TO HOLD**, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee his/her heirs and assigns, in fee simple.



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And the Grantor does hereby covenant with the Grantee that they are lawfully seized in fee simple of the said premises, that they have a good right to sell and convey the same; that said premises are free from incumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 12<sup>th</sup> day of February, 2026.

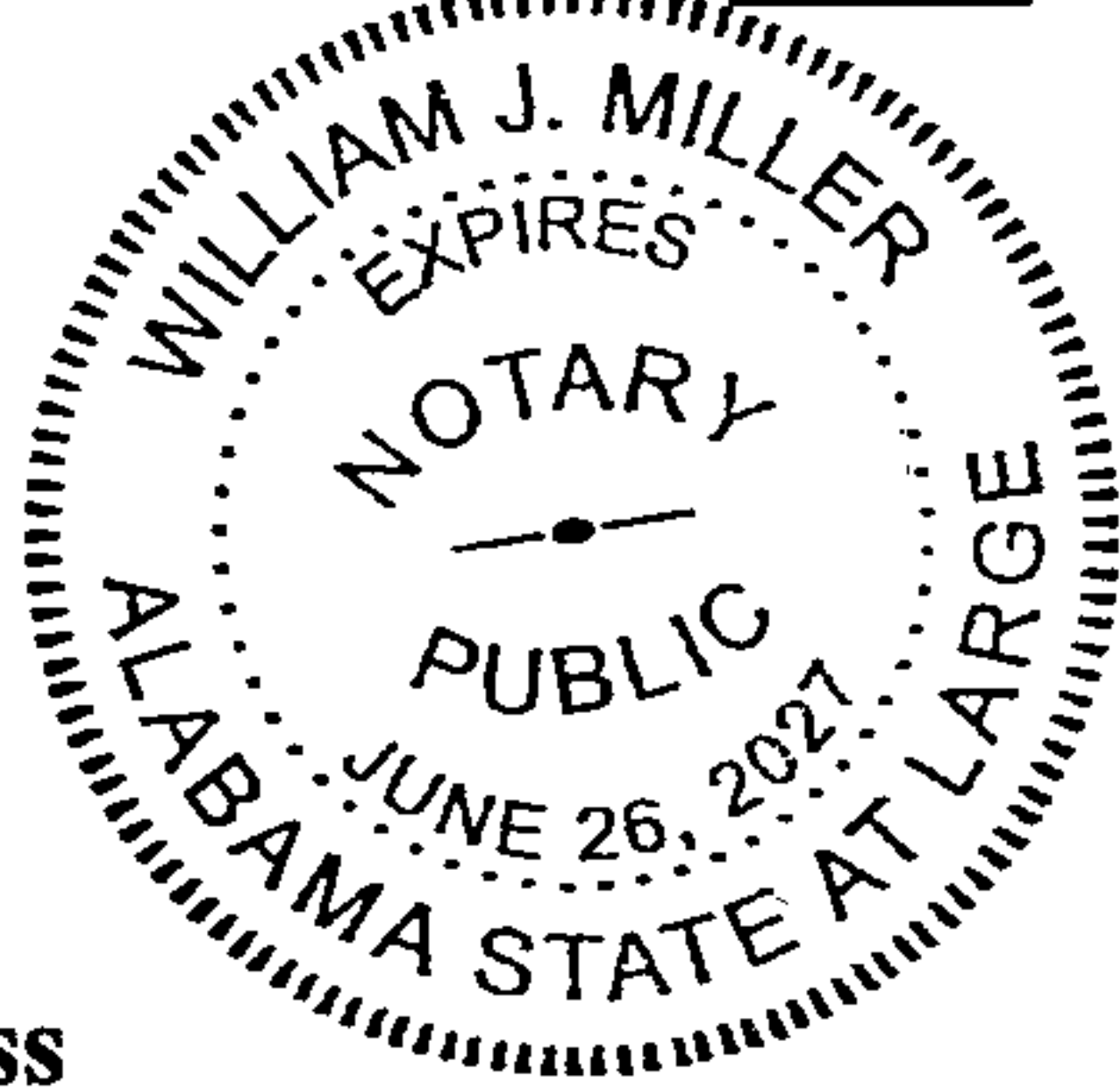
Gina Gunnin Lee  
Gina Gunnin Lee

STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Gina Gunnin 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 instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14 day of February, 2026.

[SEAL]



William J. Miller  
NOTARY PUBLIC

Grantee's Mailing Address

74 Fowler LN  
Shelby, AL 35143

**DOCUMENT PREPARED BY:**  
**MILLER ESTATE AND ELDER LAW**  
818 Leighton Avenue  
Anniston, AL 36207  
(256) 241-6794



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### Real Estate Sales Validation Form

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

Grantor's Name	Gina Gunnin Lee	Grantee's Name	Nicholas Lee and Gina Gunnin Lee, trustees
Mailing Address	74 Fowler Lane	Mailing Address	of the Lee Family Trust, a trust dated
	Shelby, Alabama 35143		January 13, 2026
			74 Fowler Lane Shelby, Alabama 35143
Property Address	<u>74 Fowler Lane</u>	Date of Sale	
	<u>Shelby, AL 35143</u>	Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>438,030</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 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 3/20/2026 Print Nicholas Lee

Unattested \_\_\_\_\_ Sign Nicholas Lee  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one