


Parcel I.D. #:

Send Tax Notice To: Mark L. Dyer
460 Camden Cove Circle
Calera, AL 35040

WARRANTY DEED


20110714000205260 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/14/2011 01:51:39 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Thousand Dollars and 00/100 (\$5,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Peggy B. Dyer, the widow of James Dyer, who died intestate on or about 15 June, 2011, without a estate being probated**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Mark Lane Dyer, single man**, hereinafter known as the GRANTEE;

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 2, Township 24, Range 13 East and run South 147 feet for Point of Beginning; Thence continue south a distance of 125 feet, Thence East a distance of 322 feet, more or less, to the west right of way of U.S. Highway 31, Thence in a northerly direction along the west R.O.W. of said Highway 108 feet, Thence West along the south line of D.L. Massey's property a distance of 290 feet, more or less, to the Point of Beginning. Being in the NE 1/4 of the SW 1/4 of Section 2, Township 24, Range 13 East.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain instrument recorded in Book 270, Page 467, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, 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 the said GRANTEES, their heirs and assigns forever, against the

lawful claims of all person.

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IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
27 Day of July, 2011.

Peggy Dyer
PEGGY DYER
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Peggy Dyer*, a widow, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 27 Day of
July, 2011.

[Signature]
NOTARY PUBLIC
My Commission Expires: 25 March, 2012

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.

Shelby County, AL 07/14/2011
State of Alabama
Deed Tax:\$5.00