

DR-2021-900289

STATE OF ALABAMA)
SHELBY COUNTY) **CLERK'S DEED**

KNOW ALL MEN BY THESE PRESENTS THAT PURSUANT TO THE FINAL JUDGMENT OF DIVORCE filed on or about January 6, 2022 and for consideration stated therein, I or we, Mary H Harris, Circuit Clerk of Shelby County, Alabama, by and on behalf of **Paul David Lyon**, A Married Man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kathleen Lyon**, a Married Woman (herein referred to as Grantee, whether one or more), all rights, title, interest and claim on or to the following described real estate, situated in Shelby County, Alabama:

Lot 2, according to the map of Highgate Manor Subdivision, as recorded in Map Book 35, Page 78, in the Probate Office of Shelby County, Alabama.

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

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of August, 2022.

Mary H. Harris
Clerk of Court
Circuit Court of Shelby County, Alabama

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary H. Harris, Circuit Clerk of Shelby County, Alabama, whose name is signed to the foregoing conveyance, by and on behalf of **Paul David Lyon**, 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 on the day the same bears date.

Given under my hand and official seal, this 10 day of August, 2022.

Risa Sallas
NOTARY PUBLIC
My Commission Expires: 4-13-25

Real Estate Sales Validation Form



20221004000379150 2/2 \$441.00
Shelby Cnty Judge of Probate, AL
10/04/2022 01:52:55 PM FILED/CERT

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

Grantor's Name Paul Lyon Grantee's Name Kathleen Lyon
Mailing Address 470 Highgate Hill Rd. Mailing Address 470 Highgate Hill Rd
Indian Springs, AL Indian Springs, AL
35124 35124

Property Address 470 Highgate Hill Rd Date of Sale _____
Indian Springs, AL Total Purchase Price \$ _____
35124 or
Actual Value \$ _____
or
Assessor's Market Value \$ 830,920

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 ☐ Appraisal
☐ Sales Contract ☐ Other \$415,460 1/2 interest
☐ 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 10-4-22

Print Kathleen Lyon

Unattested

Sign Kathleen Lyon
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1