



20130930000392040 1/4 \$52.00  
Shelby Cnty Judge of Probate, AL  
09/30/2013 03:44:38 PM FILED/CERT

# WARRANTY DEED

STATE OF ALABAMA       )  
SHELBY COUNTY            )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and No/100 (\$500.00) Dollars to the undersigned Tommye Walton Lyon, a married woman whose mailing address is 200 Stinson Drive, Wilsonville, Alabama 35186, Candy Walton Mahaffey, a married woman whose mailing address is 22 Cliff Road, Childersburg, Alabama 35044, Mary Ann Walton Fant, a married woman whose mailing address is 4397 U.S. Highway 280, Harpersville, Alabama 35078, and Anita Walton Hallman, a married woman whose mailing address is 28 Lauren Drive, Rockmart, Georgia 30153, herein referred to as Grantors, in hand paid by Mary Ann Walton Fant, herein referred to as Grantee, the receipt of which is acknowledged, the said Grantors do grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Part of the South Half of the Northwest quarter of Section 34, Township 19 South, Range 2 East, more particularly described as follows: Commence at the Southeast corner of said Northwest quarter of said Section 34 and run thence West along the South boundary thereof to its intersection with the Southwesterly right of way line of the Florida Short Route Highway, thence to the right and run in a Northwesterly direction along the Southwesterly right of way line 589 feet more or less to a point which is 950 feet Southeasterly from the intersection of the said SW right of way line of Florida Short Route with the Northeasterly line of the Chancellors Ferry Road for point of beginning, run thence Northwesterly along said Southwesterly right of way line of Florida Short Route Highway 700 feet, thence to the left and run Southwesterly 101 feet, more or less to a point on the Northeasterly line of said Chancellors Ferry Road, said point being 250 feet Southeasterly from said intersection of said Northeasterly line of Chancellors Ferry Road with said Southwesterly right of way line of said highway, thence to the left and run Southeasterly along said Northeasterly line of Chancellors Ferry Road 785 feet, thence to the left and run Northeasterly along a straight line 450 feet more or less to the point of beginning, containing 4.5 acres more or less and situated in Shelby County, Alabama. Being the same land conveyed in deed recorded in Deed Book 288, Page 213, in the Probate Office of Shelby County, Alabama.

The above described real estate is no part or portion of the homestead of the Grantors herein or their spouses.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

AND THE GRANTORS do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said

Shelby County, AL 09/30/2013  
State of Alabama  
Deed Tax: \$29.00

premises; that it is free from all encumbrances, except as herein stated; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors, and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the \_\_\_\_\_ day of July, 2013.

Tommye Walton Lyon  
Tommye Walton Lyon

Candy Walton Mahaffey  
Candy Walton Mahaffey

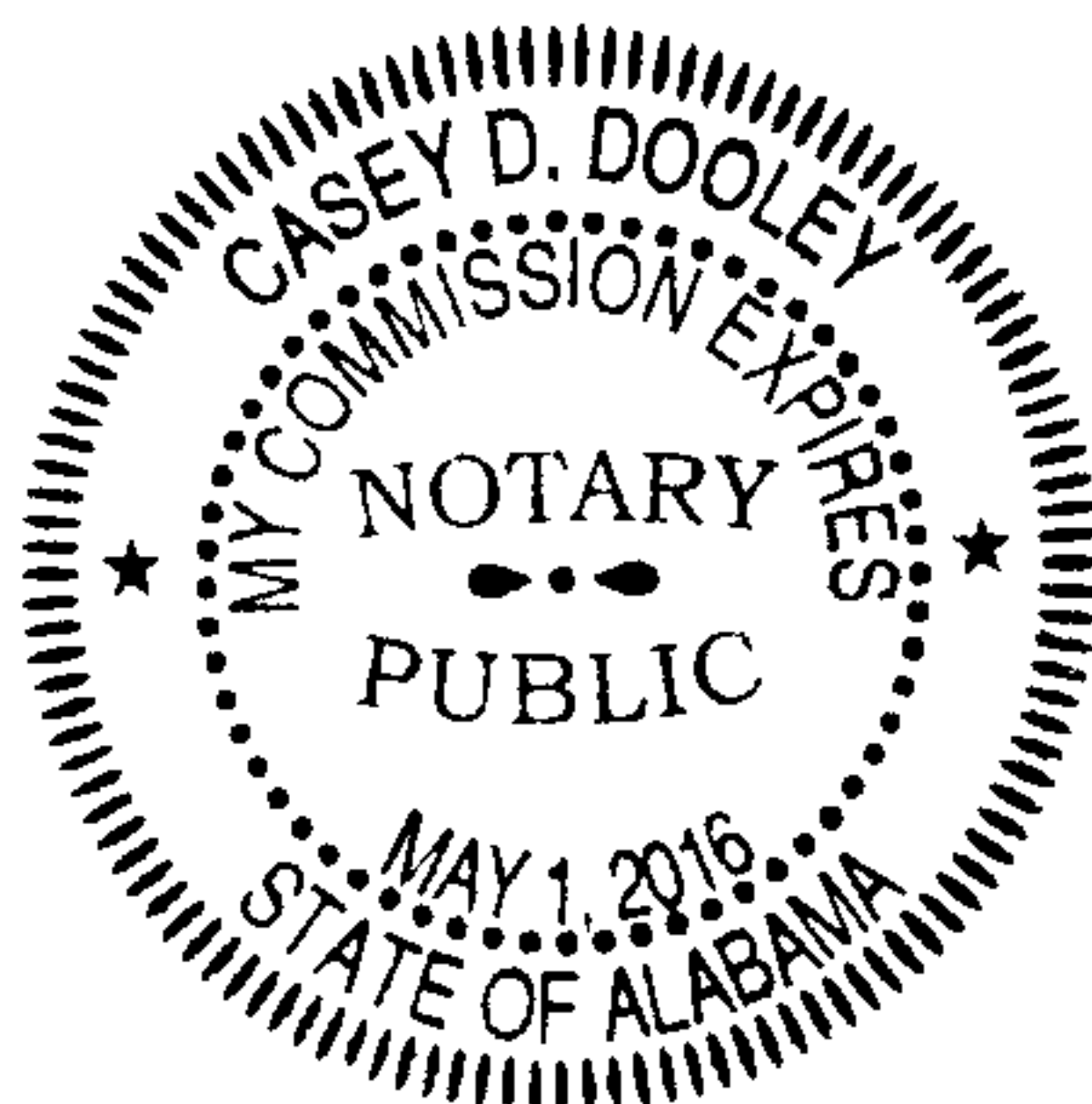
Mary Ann Walton Bant  
Mary Ann Walton Bant

Anita Walton Hallman  
Anita Walton Hallman

STATE OF ALABAMA     )  
Shelby COUNTY     )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Tommye Walton Lyon, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of July, 2013.



Casey D. Dooley  
Notary Public  
My Commission Expires: May 1, 2016



STATE OF ALABAMA )  
Shelby COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Candy Walton Mahaffey, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

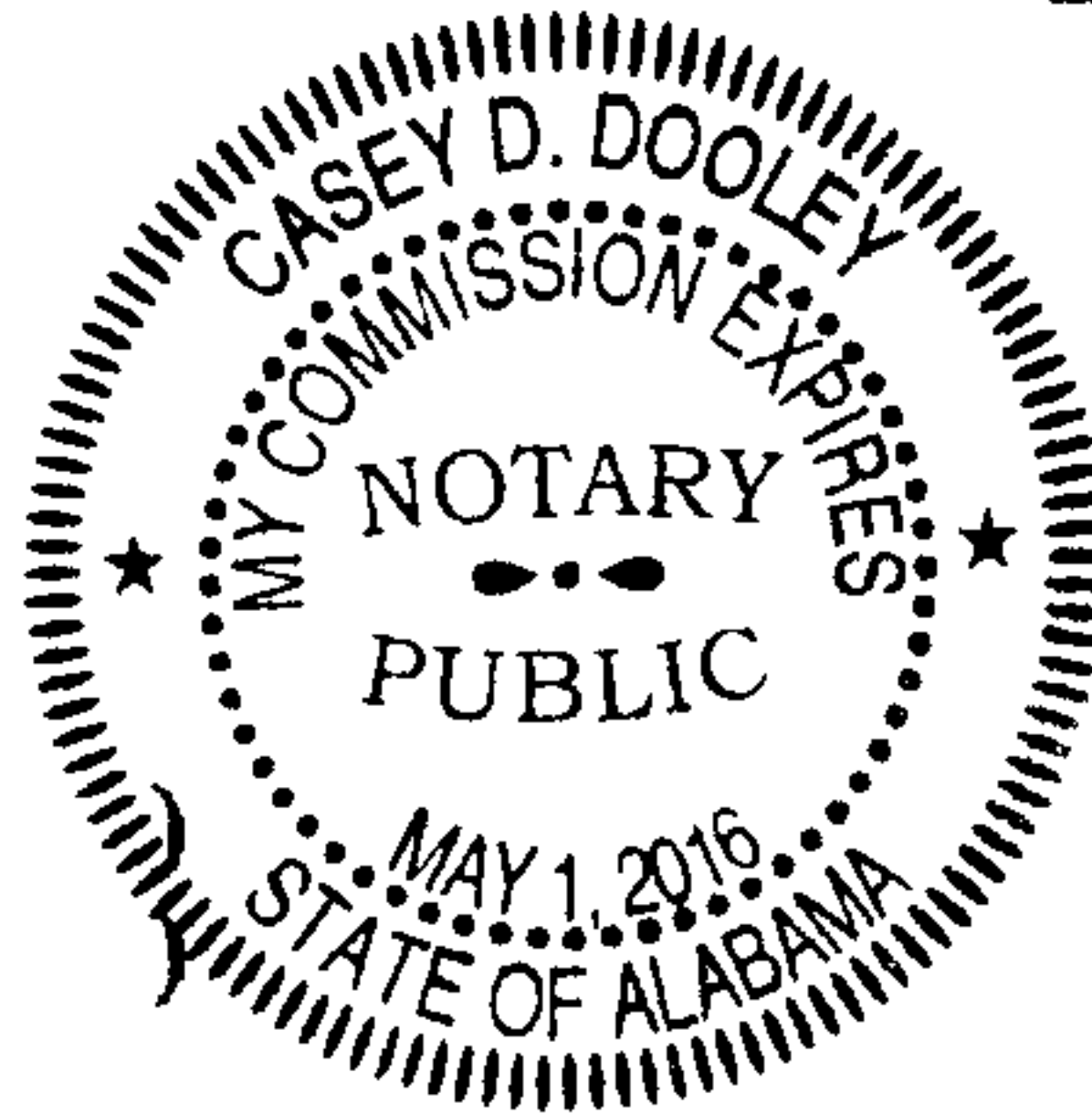
Given under my hand and official seal this 31 day of July, 2013.

Stephanie S. Card  
Notary Public  
My Commission Expires: 11-18-2015

STATE OF ALABAMA )  
Shelby COUNTY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Mary Ann Walton Fant, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of July, 2013.



Casey D. Dooley  
Notary Public  
My Commission Expires: May 1, 2016

STATE OF GEORGIA  
Polk COUNTY

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Anita Walton Hallman, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of July, 2013.



Miranda Carissa Aiken  
Notary Public  
My Commission Expires: Sept 27, 2016

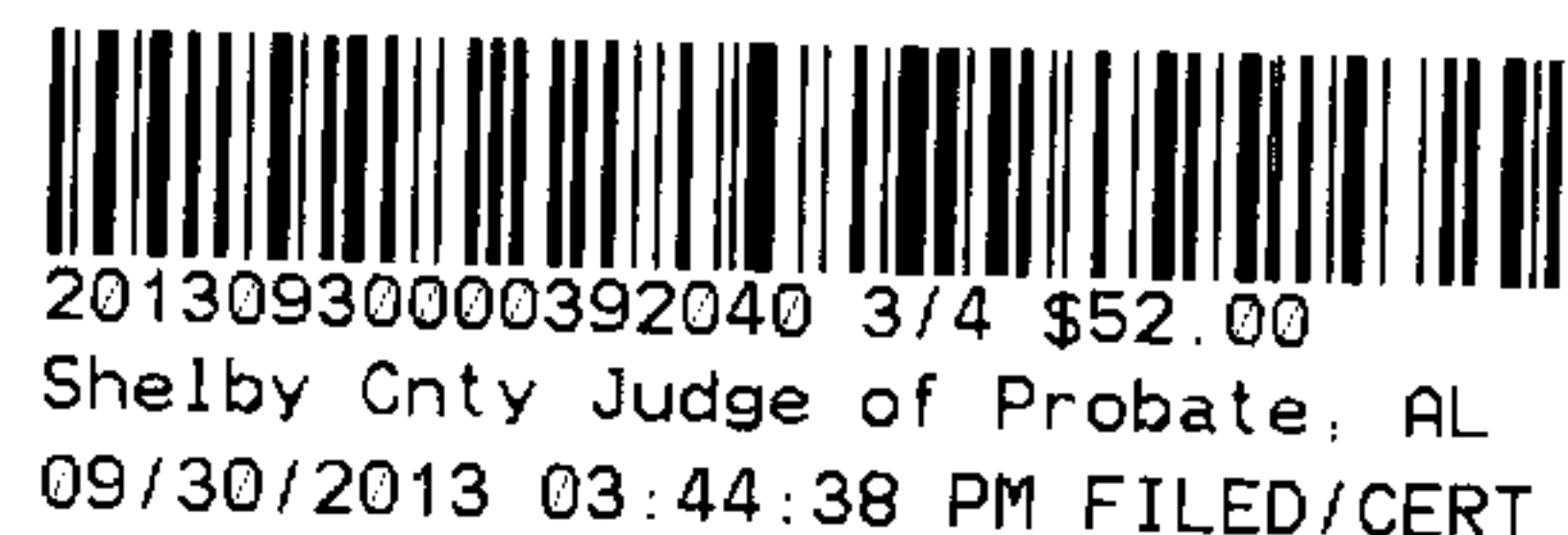
Grantee's Address:

200 Stinson Drive  
Wilsonville, AL 35186

THIS INSTRUMENT PREPARED BY:

LIVINGSTON & HARKINS, LLC  
26 NORTH NORTON AVENUE  
SYLACAUGA, ALABAMA 35150

\*\*\*\*TITLE NOT EXAMINED\*\*\*\*



# Real Estate Sales Validation Form

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

Grantor's Name See Page One  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name See Page One  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 38,540<sup>00</sup>  
3/4 = 28905

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

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 10/30/2013

Print Tommye W. Lyon

Sign Tommye W. Lyon

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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