


WARRANTY DEED


20130930000392050 1/4 \$28.00
Shelby Cnty Judge of Probate, AL
09/30/2013 03:44:39 PM FILED/CERT

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 Candy Walton Mahaffey, Tommye Walton Lyon and Anita Walton Hallman, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do grant, bargain, sell and convey unto the Grantees the following described real estate situated in Shelby County, Alabama:

A lot in the S ½ of the NW ¼ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: commence at the Southeast corner of the NW ¼ of Section 34, Township 19 South, Range 2 East, thence run West along the South line of said ¼ section a distance of 427.80 feet to the right-of-way line of Highway #280; thence turn an angle of 35 degrees 53 minutes to the right and run along said right-of-way line a distance of 739.00 feet to the point of beginning; thence continue in the same direction a distance of 550 feet; thence turn an angle of 74 degrees 03 minutes to the left and run a distance of 103.04 feet to the Chancellor's Ferry Road; thence turn an angle 84 degrees 00 minutes to the left and run along said road a distance of 623.52 feet; thence turn an angle of 111 degrees 57 minutes to the left and run a distance of 312.00 feet to the point of beginning. Situated in the S ½ of the NW ¼ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama. Being the same land conveyed by deed recorded in Deed Book 337, Page 858, in the Probate Court 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 Grantees, their heirs and assigns, forever.

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

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shall warrant and defend the same to the said Grantees, their 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 Fant
Mary Ann Walton Fant

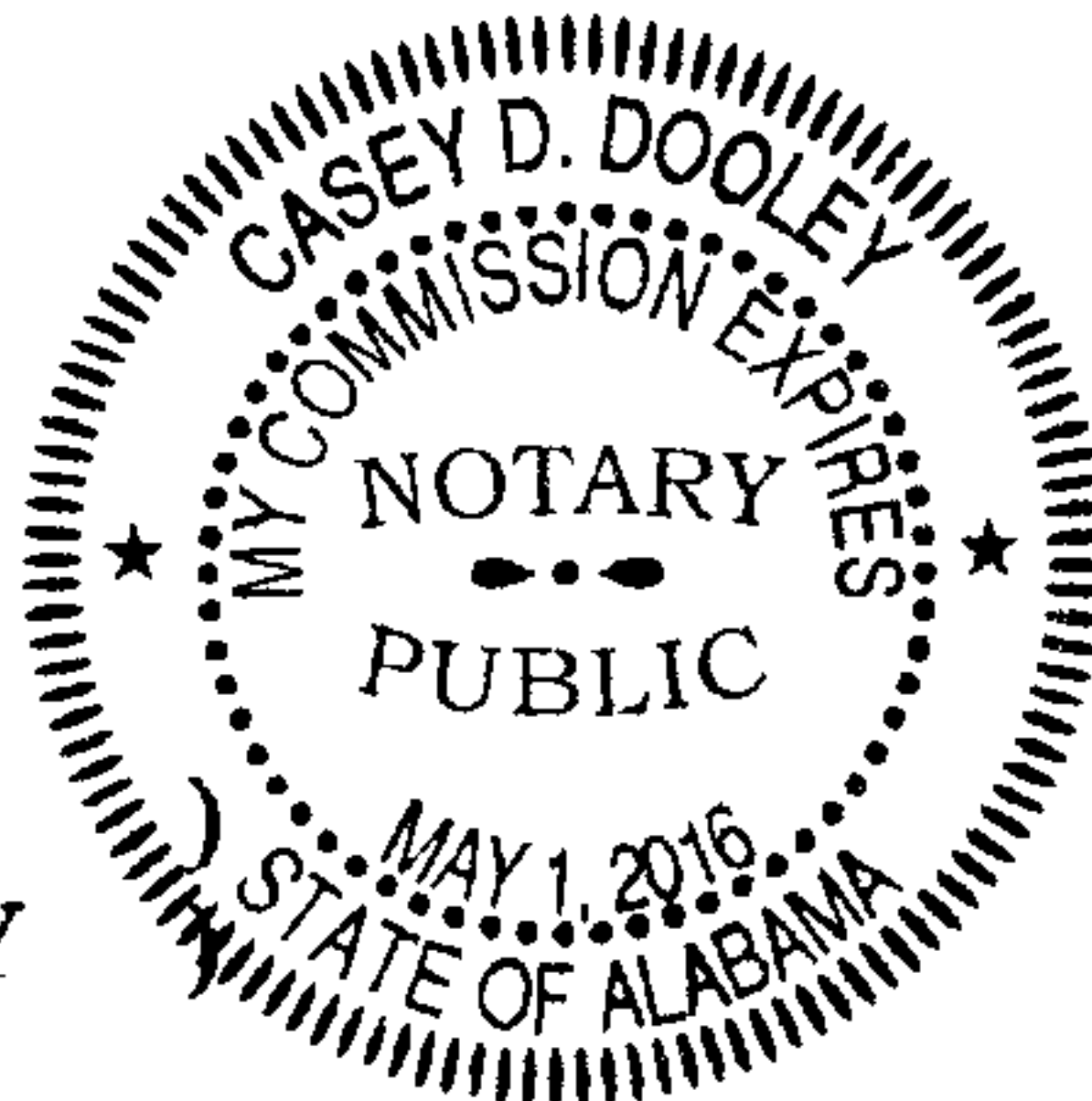
Anita Walton Hallman
Anita Walton Hallman

Shelby County, AL 09/30/2013
State of Alabama
Deed Tax: \$5.00

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 26th 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.

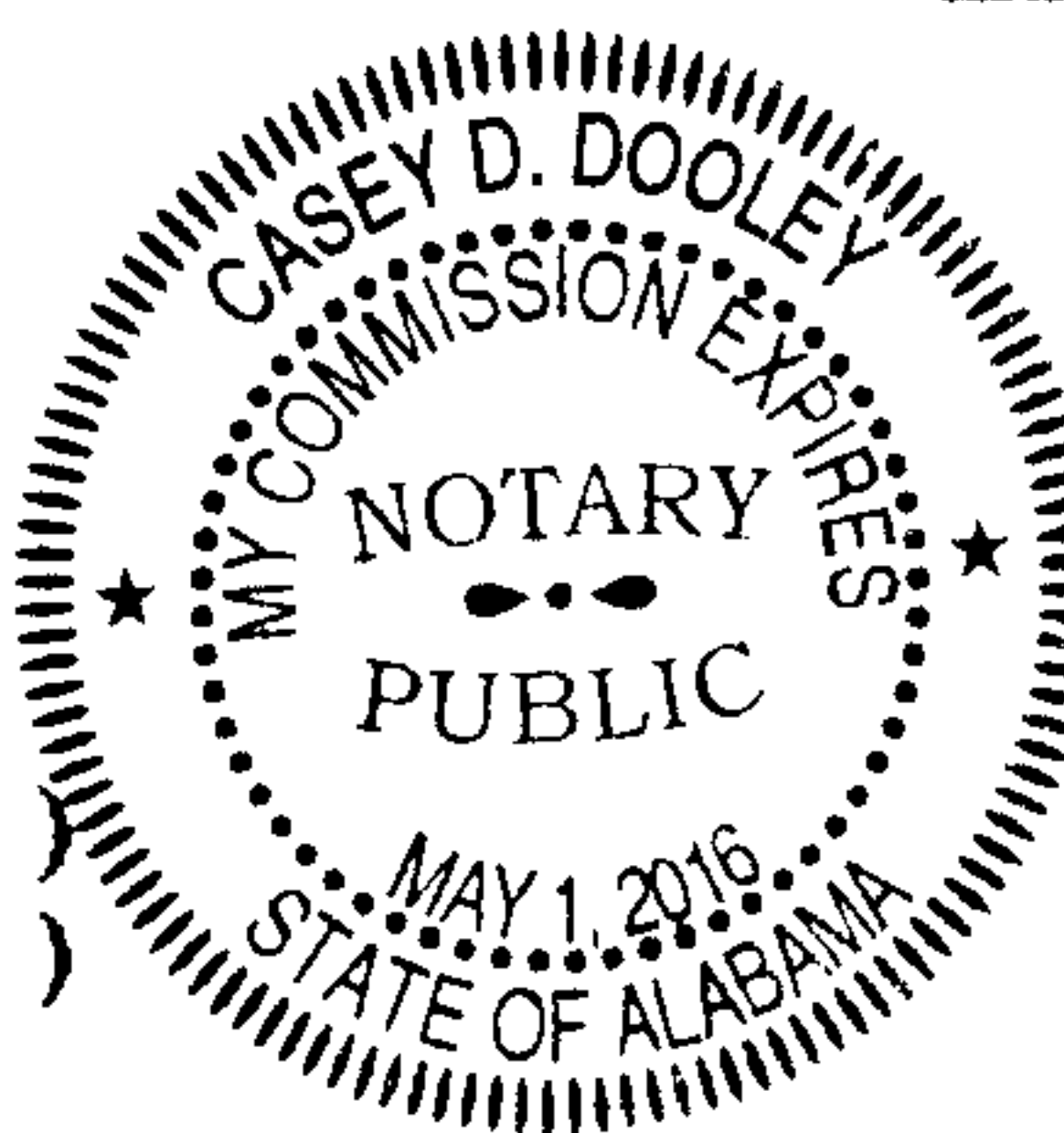
Given under my hand and official seal this 31 day of July, 2013.

Stephanie S. Gordon
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 26th 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 16th 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****



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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 _____
Mailing Address See Page One

Grantee's Name _____
Mailing Address See Page One

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 19,040⁰⁰
1/4 = 4,760

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 to property is being conveyed.

Property address - the physical address of the property being conveyed.

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
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)