

**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 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:**

**Part of the S ¼ of NW ¼ of Section 34, Township 19 south, Range 2 East, more particularly described as follows: Commence at the SE corner of said NW ¼ 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 said Southwesterly right of way line 589 feet to the SE corner of the land heretofore conveyed to Renol Walton and Hilda L. Walton by Florrie S. Vinson and husband Wiley Vinson; thence turn a right angle to the left and run thence Southwesterly along the South boundary of said Walton land 450 feet to the Northeasterly line of Chancellor's Ferry Road; thence Southeasterly along said Northeasterly boundary of said Chancellor's Ferry road to its intersection with the South line of said NW ¼; thence Easterly along said South line of said NW ¼ 689 feet more or less to point of beginning. Being the same land conveyed in deed recorded in Deed Book 162, Page 523, in the Probate Office of Shelby County, Alabama.**

**LESS AND EXCEPT: Commence at the southeast corner of the S ½ of the NW ¼ of section 34, Township 19 South, Range 2 East, thence run west along the south line of said S ½ of the NW ¼ a distance of 889.94 feet to the point of beginning; thence continue in the same direction a distance of 129.60 feet; thence turn an angle of 125 deg. 53 min. to the right and run a distance of 346.53 feet to a point on the southwest R/O/W line of U. S. Highway No. 280; thence turn an angle of 90 deg. 00 min. to the right and run along said Highway R/O/W a distance of 105.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 270.57 feet to the point of beginning; situated in the S ½ of the NW ¼ of said Section 34, containing ¾ acre. Being the same land conveyed in deed recorded in Deed Book 298, Page 586, in the Probate Office of Shelby County, Alabama.**



**ALSO LESS AND EXCEPT:** Commence at the SE 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 West R.O.W. line of U.S. Highway 280; thence turn an angle of 35 degrees 53 minutes to the right and run along the West line of said Highway a distance of 479.00 feet to the point of beginning; thence continue along said R.O.W. line a distance of 110.00 feet; thence turn an angle of 90 degrees 00 minutes to the left, and run a distance of 392.59 feet to the North line of Chancellor's Ferry Road; thence turn an angle of 68 degrees 03 minutes to the left and run along the North line of the Chancellor's Ferry Road a distance of 36.73 feet to the South line of S ½ of the NW ¼ of Section 34; thence turn an angle of 57 degrees 50 minutes to the left and run along the South line of said ¼ Section, a distance of 98.50 feet; thence turn an angle of 54 degrees 07 minutes to the left and run a distance of 346.53 feet to the point of beginning. Situated in the S ½ of the NW ¼ of Section 34, Township 19 South, Range 2 West, Shelby County, Alabama. Being the same land conveyed in deed recorded in Deed Book 334, Page 380, 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.

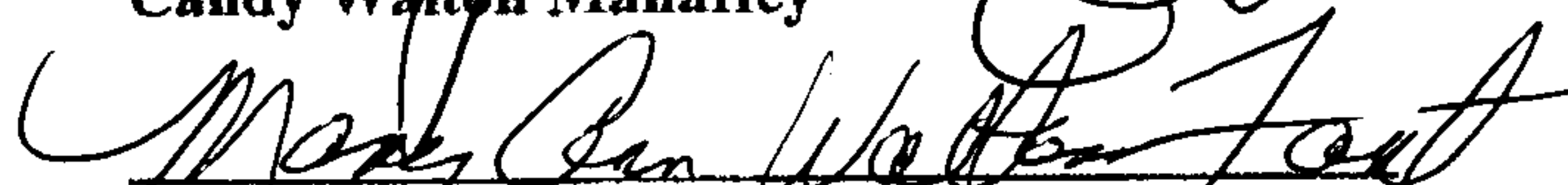
**TO HAVE AND TO HOLD** unto the said Grantees, their heirs and assigns, forever.


**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 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

  
Candy Walton Mahaffey

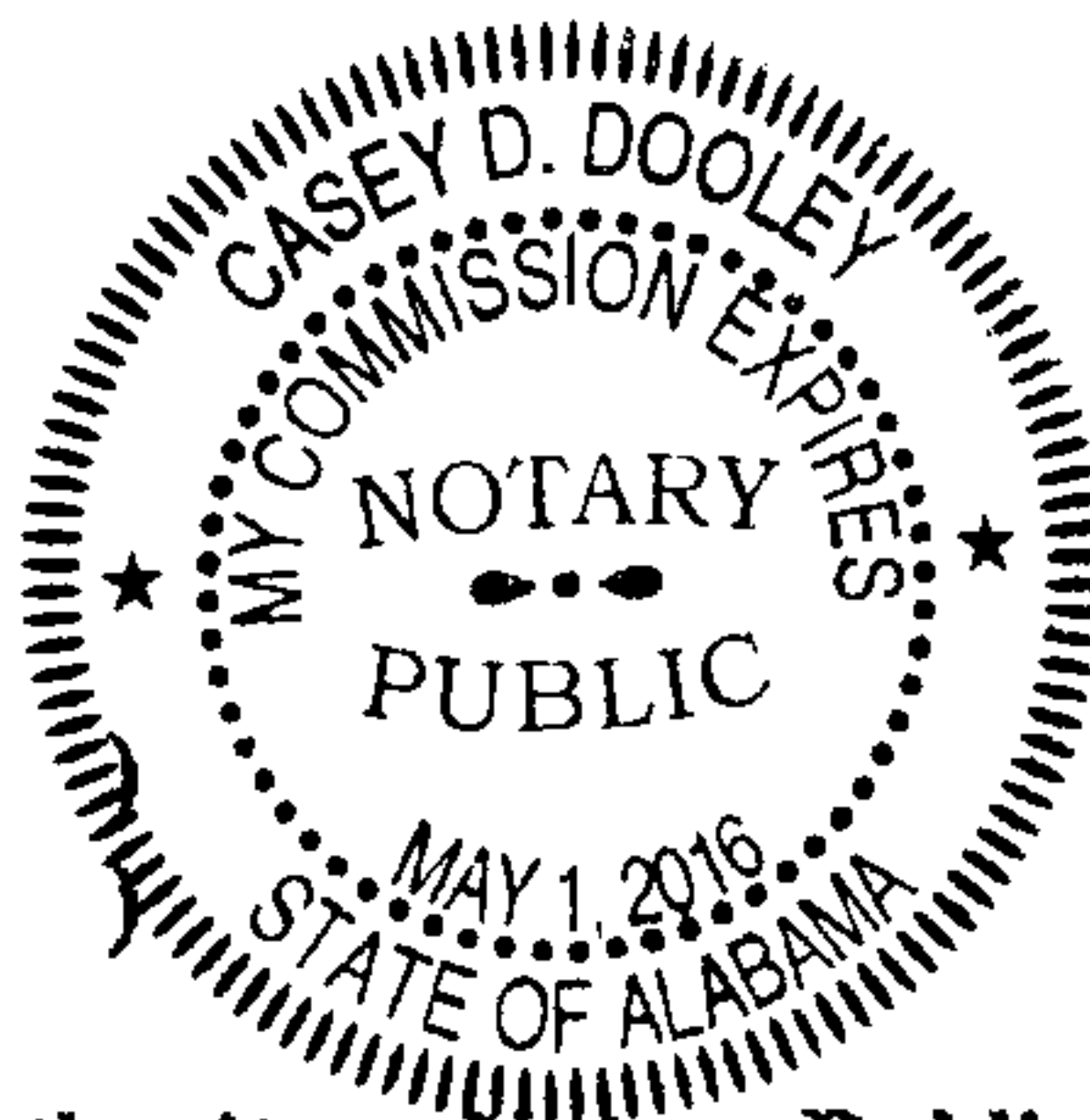
  
Mary Ann Walton Fant

  
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.

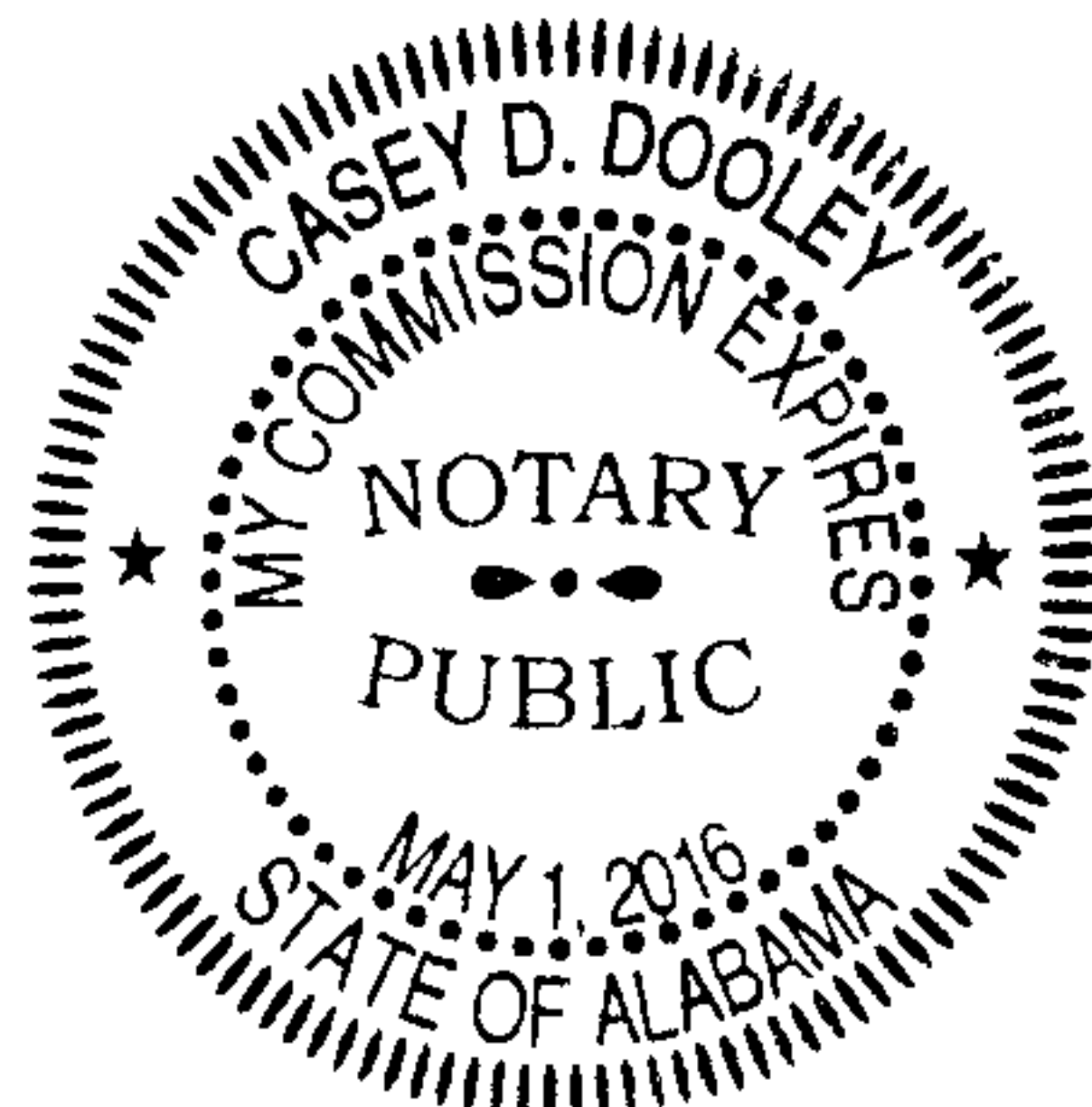
Given under my hand and official seal this 31 day of July, 2013.

Stephen S. Adair  
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

20130930000392060 3/5 \$31.50  
Shelby Cnty Judge of Probate, AL  
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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.



Grantee's Address:

200 Stinson Drive  
Wilsonville, AL 35186

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

THIS INSTRUMENT PREPARED BY:

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

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



20130930000392060 4/5 \$31.50  
Shelby Cnty Judge of Probate, AL  
09/30/2013 03:44:40 PM FILED/CERT

# 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 4329 Highway 280 East  
Harpersville, AL 35866  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 20,740<sup>00</sup>  
114 = 5185

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 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 being conveyed by the instrument offered for record.

  
20130930000392060 5/5 \$31.50  
Shelby Cnty Judge of Probate, AL  
09/30/2013 03:44:40 PM FILED/CERT

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 10-3-2013

Print Tommye W. Lyon

Sign Tommye W. Lyon  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)