

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Laurie W. Trimm  
19100 Highway 145  
Shelby, Alabama 35143

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Twenty-Nine Thousand and 00/100 Dollars (\$129,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

**Harry Lyon, an unmarried man**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

**Laurie W. Trimm and John C. Trimm**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate (specifically including all mineral and mining rights owned by Grantor) situated in **Shelby County, Alabama** to-wit:

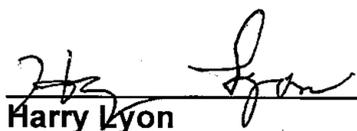
**See Exhibit "A" attached hereto**

Subject to: (1) 2018 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this **12th day of July, 2018**.

  
\_\_\_\_\_  
Harry Lyon (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Harry Lyon** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **12th day of July, 2018**.

  
\_\_\_\_\_  
Notary Public: David P. Condon  
My Commission Expires: 02/12/2022



Exhibit "A"

Legal Description

The NE 1/4 of the SW 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, and the East 45 feet and 60 feet of the East 1/2 of the NW 1/4 of Section 10, Township 24 North, Range 15 East, which lies South of County Highway 46; being situated in Shelby County, Alabama. This 45 foot wide and 60 feet wide strip of land shall be 45 feet in width (45 feet west of the East boundary line of the property presently owned jointly by Grantee and Grantor, the East 1/2 of the NW 1/4 of Section 10, Township 24 North, Range 15 East, which lies South of County Highway 46) from State Highway 46 south until said 45 foot wide strip of land is 30 feet south of the existing block building and barn, at which point said strip of land shall be expanded to a width of 60 feet and shall continue running south until it abuts the 1/4-1/4 Section herein conveyed. Said portion of this strip of land, i.e. the 60 foot wide strip of land, shall be the East 60 feet of the property presently owned jointly by Grantee and Grantor herein, which runs from a point 30 feet south of the existing block building and barn to the point where said 60 foot strip of land abuts said 1/4-1/4 Section herein conveyed.

Said 45 feet and 60 feet strip being described in Affidavit to Establish Exact Description of Land recorded in Shelby Real 163, Page 364, more particularly described as follows:

A parcel of land in the East half of the NW 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of said Section 10, thence run South along the east line of said 1/4-1/4 section 478.48 feet to a point on the southerly right of way of Shelby County Highway #46 and the point of beginning; thence turn right 118 deg. 17 min. 11 sec. and run northwest along said right of way 51.10 feet; thence turn left 118 deg. 17 min. 11 sec. and run south 537.12 feet (said point being 89.2 feet east of and 30 feet south of a barn), thence turn right 90 deg. 00 min 00 sec. and run west 15.0 feet; thence turn left 90 deg. 00 min. 00 sec. and run south 1353.22 feet to a point on the north line of the SE 1/4 of the SW 1/4 of said Sec. 10; thence turn left 90 deg. 00 min. 20 sec. and run east along said north line 60.01 feet to the northeast corner of said SE 1/4 of the SW 1/4; thence turn left 89 deg. 00 min. 40 sec. and run north along the east line of the East half of the NW 1/4 a distance of 1866.12 feet to the point of beginning.

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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 Name: **Harry Lyon**  
Mailing Address: **43 Acres**  
**Columbiana, Alabama,**

Date of Sale: **July 12th, 2018**

Total Purchase Price: **\$129,000.00**

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$ \_\_\_\_\_

Property Address: **43 Acres**  
**Columbiana, Alabama**

Grantee Name: **Laurie W. Trimm**  
Grantee Name: **John C. Trimm**  
Mailing Address: **purchasers add**  
**purchasers city, purchasers state, purchaser zip**

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 \_\_\_\_\_  
 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 Section 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 Section 40-22-1 (h).

Date: July 12th, 2018

Print: \_\_\_\_\_

*David J. Condon*

Unattested \_\_\_\_\_

(verified by)

Sign: \_\_\_\_\_

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/19/2018 03:54:06 PM  
\$150.00 CHERRY  
20180719000257840

*[Signature]*