

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Lawler Properties, LLC**  
**7027 Hwy 25**  
**Montevallo AL 35115**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE DOLLARS AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ann D. Lawler, a single woman, Diane Lawler Johnson, a married woman, William Philip Lawler, Sr., a married man, and Wayne Keith Lawler, a married man** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Lawler Properties, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See Attached Exhibit "A" – Legal Description*

**SUBJECT TO:**


- Ad valorem taxes due and payable October 1, 2020.
- Easements, restrictions, rights of way, and permits of record.
- Property constitutes no part of the homestead of the Grantor herein or their spouses.

This instrument is given to correct the legal description in Instrument # 2012122700049474, Probate Office, Shelby County, Alabama.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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


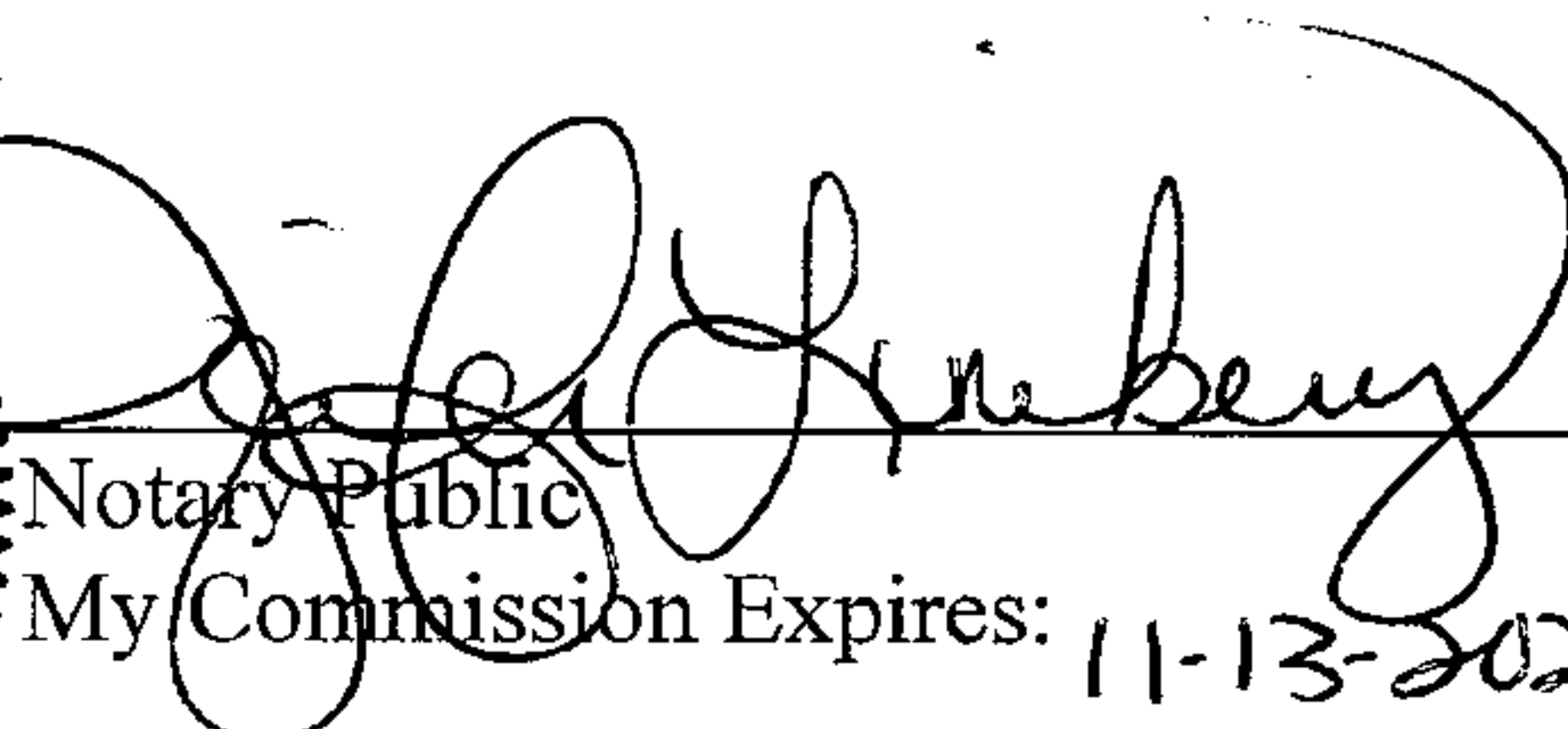
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 2<sup>nd</sup> day of July, 2020.

  
**Ann D. Lawler**

**STATE OF ALABAMA)**  
**COUNTY OF Shelby)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ann D. Lawler**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of July, 2020.

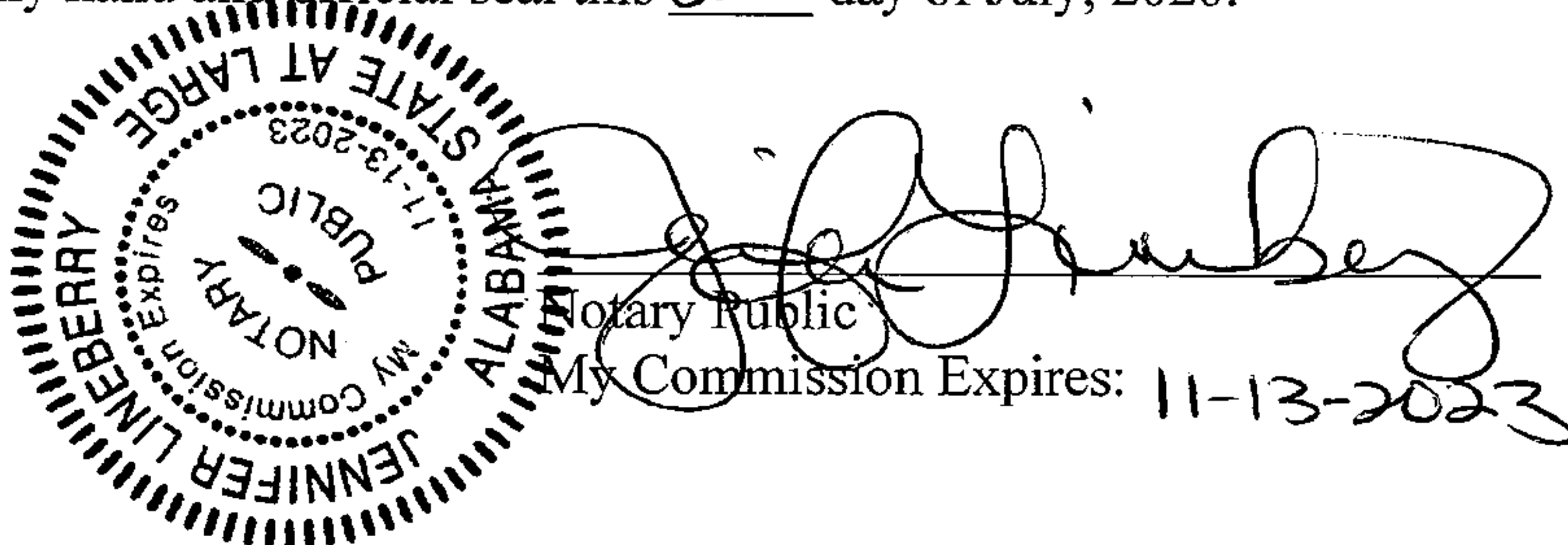
  
  
Notary Public  
My Commission Expires: 11-13-2023

Dian Lawler-Johnson  
Dian Lawler Johnson

STATE OF ALABAMA)  
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Dian Lawler Johnson**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of July, 2020.

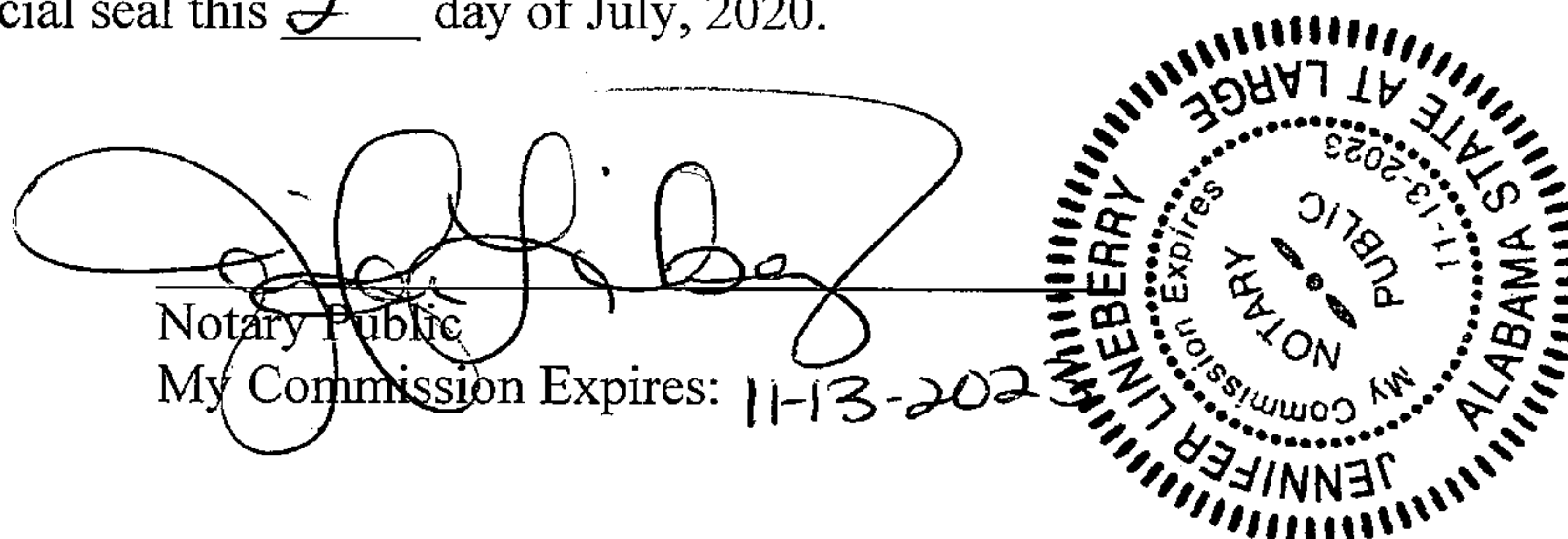


William Philip Lawler, Sr.  
William Philip Lawler, Sr.

STATE OF ALABAMA)  
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William Philip Lawler, Sr.**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of July, 2020.

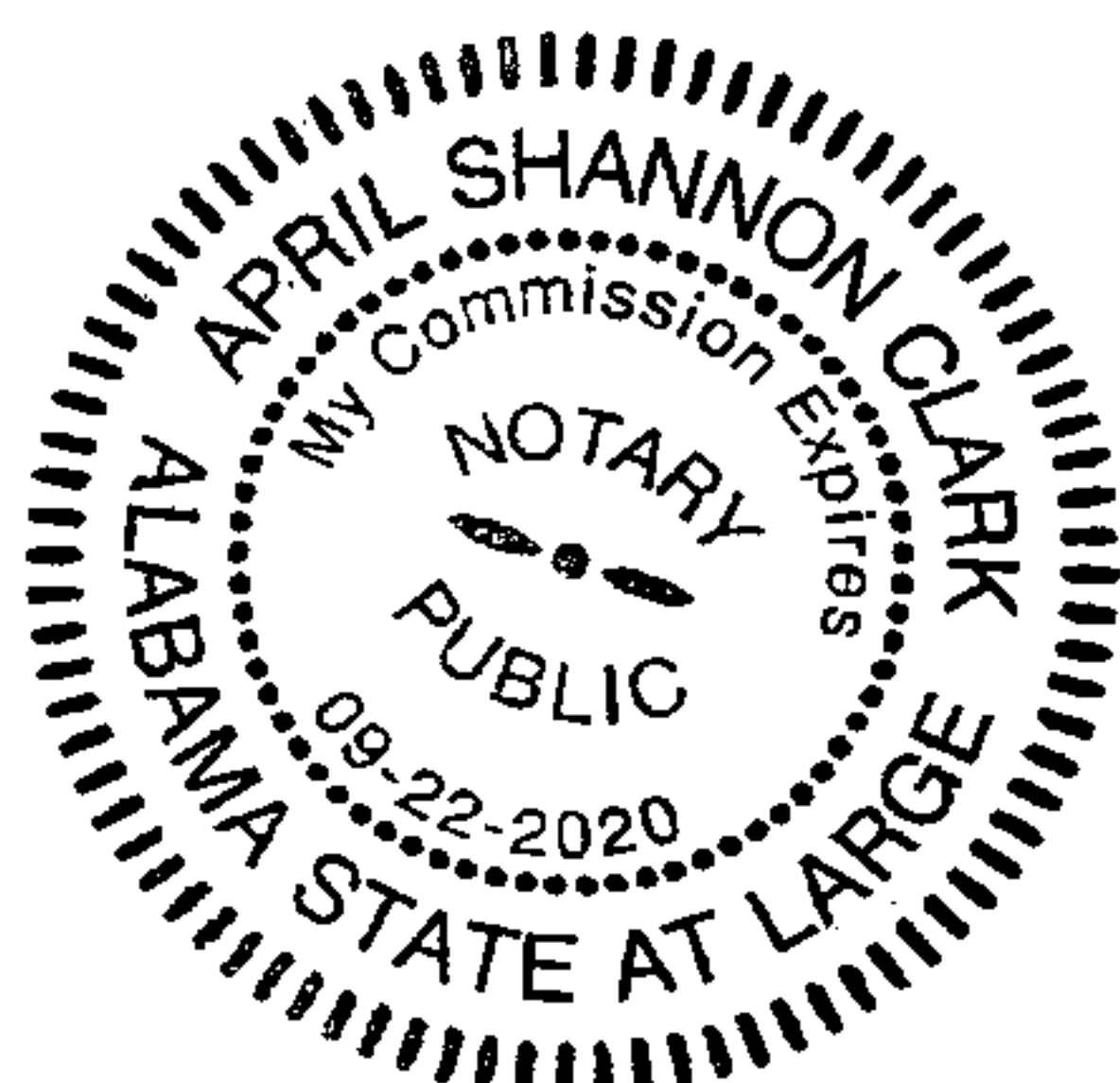


Wayne Keith Lawler  
Wayne Keith Lawler

STATE OF ALABAMA)  
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wayne Keith Lawler**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of July, 2020.



April Clark  
Notary Public  
My Commission Expires: 9/22/2020



**EXHIBIT "A" – LEGAL DESCRIPTION**

SE ¼ of NW ¼, W ½ of SE ¼, Railroad Right of Way, E ½ of SW ¼ less and except:

Property described in Instrument # 2005060100026501

Also less and except Instrument # 2008100800039812 and Instrument # 2008111200043684.

Also less and except Railroad Right of Way.

All SE ¼ of SE ¼ lying South of Railroad Right of Way.

All in Section 23, Township 22 South, Range 3 West.

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All Fractional Section 26, Township 22 South, Range 3 West lying South of Southern Railroad Right of Way less and except Instrument # 2008071800029055 and Instrument # 2015070100022077 more or less being the East 3705' more or less of the entire Section 26.

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All Section 1, Township 24 North, Range 12 East, lying North of Alabama Highway 25, and East of Reynolds Cemetery Road, less and except Pearl Reynolds Estate Cemetery as shown on Tax map of Shelby County Parcel # 36-1-01-0-001-002. Less and except Instrument # 201503250009300 (old metrock wire) New Circle K Industries as show on Tax map of Shelby County 36-1-01-0-001-001.001.

Less and except :

Parcel 1:

From the NE corner of the NW ¼ of Section 6, Township 24 North, Range 13 East, run westerly along the North Boundary line of said NW ¼ of said Section 6, Township 24 North, Range 13 East for 1061.16'; thence turn southwesterly for 1909.58' to the Point of Beginning of the land herein described and conveyed; thence continue southwesterly along the same course for a distance of 381.72'; thence turn left an angle of 57°49' and run southerly 376.43'; thence turn left an angle of 112°14' and run northeasterly 498.84'; thence turn left an angle of 26°10', northeasterly 53.0'; thence turn left an angle of 67°53' and run northwesterly 392.04' to the Point of Beginning. This being a part of the E ½ of the NE ¼ of Section 1, Township 24 North, Range 12 East.

Parcel 2:

A parcel of land containing 4.83 acres, located in the E ½ of the NE ¼ , Section 1, Township 24 North, Range 12 East, Shelby County, Alabama.

Commence at the NW Corner of the NE ¼ of Section 6, Township 24 North, Range 13 East; thence N 89°00'00" E along the North line of said ¼ - ¼ section a distance of 309.3'; thence S 3°52'47" E a distance of 429.83' to the Northeast corner of Circle K Industries, LLC parcel (Inst. #201503250000930001); thence S 86°07'30" W along the North line of said parcel a distance of 1500.00' to the Northwest corner of said Circle K Industries, LLC parcel; thence S 80°56'45" W a distance of 771.05' to the intersection of a fence line, said point being the Point of Beginning; thence S 15°16'51" W along said fence a distance 305.81'; thence N 59°23'49" W a distance of 651.67' to the intersection of a fence line; thence 59°17'17" E along said fence a distance of 534.42' to a fence corner; thence S 52°07'28" E along said fence a distance of 278.60' to a fence corner; thence S 15°16'51" W along said fence a distance of 143.73' to the Point of Beginning.

Parcel 3:

A parcel of land rectangular in shape, the eastern boundary of which is the western boundary of Parcel 1, described above; the northern boundary of which runs West from the northwestern corner of Parcel 1 described above, and the southern boundary of which runs West from the southwestern corner of Parcel 1, described above, the northern and southern boundaries of this Parcel 3 running parallel to each other at a uniform distance (i.e. equal to the length of the western boundary of Parcel 1 described above) apart, to the eastern boundary of Reynolds Cemetery Road, and the western boundary of which Parcel runs along the boundary of Reynolds Cemetery Road.

## Real Estate Sales Validation Form

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

Grantor's Name William Phillip Lawler  
 Mailing Address 285 Lawler Drive  
Montevallo, AL 35115

Grantee's Name Lawler Properties LLC  
 Mailing Address 7027 Hwy 25  
Montevallo AL 35115

Property Address \_\_\_\_\_  
Average  
Section 5 - Township 24  
North Range 13 East  
and others

Date of Sale 2 July 2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

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 Corrective Deed  
Correcting 2012 12 27 000 49474

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 2 July 2020

Print Mike T. Hatch, Sr.

Unattested \_\_\_\_\_

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/02/2020 10:24:43 AM  
 \$32.00 CHERRY  
 20201002000446290

Allen S. Bayl