

** TITLE NOT EXAMINED BY PREPARER**

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO:
DIANE P. DIETLEIN-COX
220 MACDONALD LAKE ROAD
SPRINGVILLE, AL 35146

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **GENERAL FORM WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TEN & 00/100 (\$10.00) AND ALL GOOD AND VALUABLE CONSIDERATION**; the amount of which is verified in the sales contract between the parties hereto; to the undersigned GRANTOR in hand paid by GRANTEE the receipt whereof is hereby acknowledged, I, **PATRICIA C. DIETLEIN, AN UNMARRIED WOMAN WHOSE MAILING ADDRESS IS 1108 CROWN DRIVE, BIRMINGHAM, AL, 35235** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto, **DIANE P. DIETLEIN-COX, WHOSE MAILING ADDRESS IS 220 MACDONALD LAKE ROAD SPRINGVILLE, AL 35146** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

This is not the homestead of the Grantor or her spouse.

Patricia C. Dietlein is the surviving grantee in that certain deed recorded in Book 337, Page 520 on January 27, 1982 in the Probate Office of Shelby County, Alabama. The other grantee, Robert Dietlein having died on the 25th day of March, 2021.

Title not examined by preparer. Legal description provided by Grantor.

SUBJECT TO: (1) Taxes for the year 2021 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 28 day of May, 2021.

Patricia C. Dietlein (SEAL)
PATRICIA C. DIETLEIN

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **PATRICIA C. DIETLEIN, AN UNMARRIED WOMAN** 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28 day of May, 2021.

Shalee S. Tidwell
NOTARY PUBLIC
My Commission Expires: 8/12/22

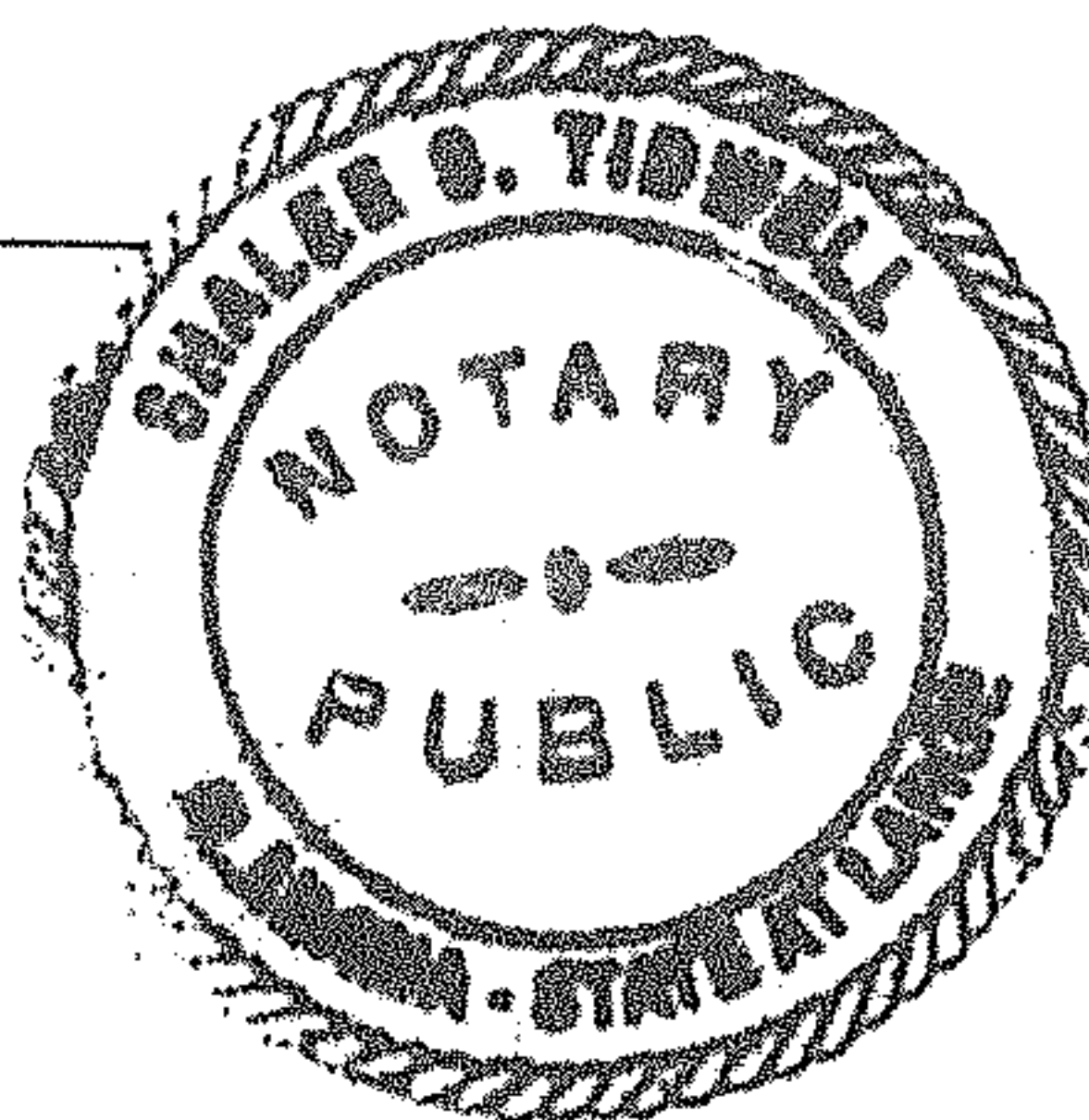


EXHIBIT "A"

Commencing at the NW corner of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, and run East along the North line of said Section a distance of 513.03 feet to the point of beginning; thence continue along same course a distance of 695.24 feet to the Northeast corner of the Hopwood property; thence turn right an angle of 88 degrees 05 minutes 7½ seconds and run South a distance of 461.56 feet to the North right-of-way line of Shelby County Highway No. 12; thence turn right and run Westerly along said right-of-way line a distance of 699.92 feet to the Southwest corner of the C.R. Crim, Jr., property; thence turn right an angle of 80 degrees 58 minutes and run North 486.23 feet to the point of beginning.
Situating in Shelby County, Alabama.

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

Grantor's Name PATRICIA C. DIETLEIN
Mailing Address 1108 CROWN DRIVE
BIRMINGHAM, AL 35235

Grantee's Name DIANE P. DIETLEIN-COX
Mailing Address 220 MACDONALD LAKE ROAD
SPRINGVILLE, AL 35146

Property Address 7+/- ACRES SHELBY CO

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$189,540.00

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 TITLE CURATIVE
☐ 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 § 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).

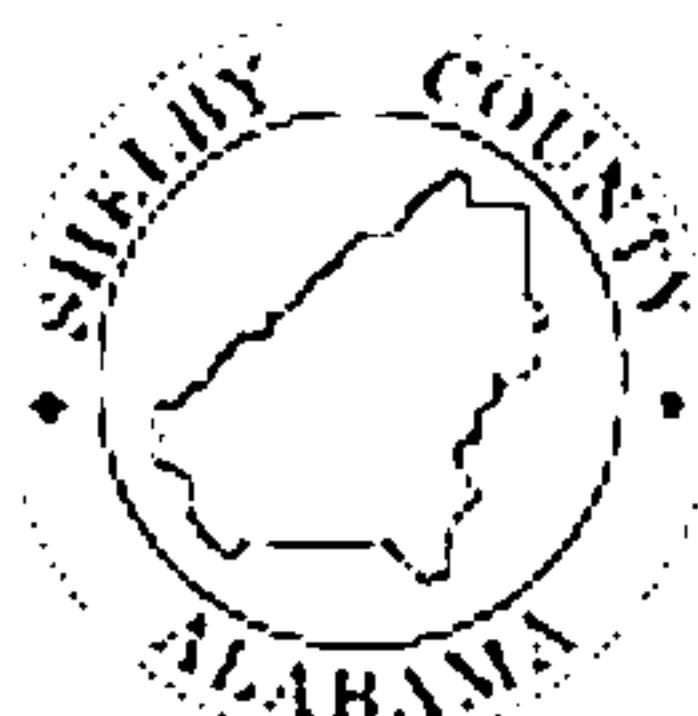
Date 5/28/2021

Print PATRICIA C. DIETLEIN

☐ Unattested _____
(verified by)

Sign Patricia C. Dietlein
(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
06/01/2021 08:58:44 AM
\$218.00 BRITTANI
20210601000264500

Alvin S. Boyd