

THIS INSTRUMENT PREPARED BY:
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Attorney at Law
2 Riverchase Office Plaza
Suite 105
Birmingham, Alabama 35244

Mail to Tax Notice To:
Daniel Dee Wyatt
Post Office Box 62
Harpersville, Alabama 35078

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 03/23/2023
State of Alabama
Deed Tax: \$44.50


20230323000079760 1/3 \$72.50
Shelby Cnty Judge of Probate, AL
03/23/2023 10:44:40 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred (\$500.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Lynda S. Frizzell (herein referred to as Grantor), grants, bargains, sells and conveys to **Daniel Dee Wyatt and Dawn Marie Wyatt**, husband and wife (herein referred to as grantees), for and during their joint lives and upon the death of either of them then to survivor in fee simple the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land, lying in the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument found, locally accepted to be the Southwest corner of said 1/4-1/4 section, thence North 87 degrees 50 minutes 11 seconds West along the South line of said 1/4-1/4 section for a distance of 294.41 feet to a 1/2" open top pipe found at the Southeast corner of that land described in Deed Book 231, Page 50, in the Office of the Judge of Probate of said Shelby County; thence continuing along said South line, North 87 degrees 49 minutes 56 seconds West for a distance of 97.50 feet to a 1/2" rebar found inside a 2" open top pipe, said point being the Southwest corner of said land described in Deed Book 231, Page 50; thence North 87 degrees 52 minutes 12 seconds West for a distance of 790.79 feet to a 2" open top pipe found on the East right of way margin of Creswell Road (80' right of way); thence North 03 degrees 50 minutes 17 seconds East along said right of way, for a distance of 28.95 feet to a concrete monument found; thence continuing along said right of way, North 02 degrees 38' minutes 41 seconds East for a distance of 30.64 feet to a P.K. Nail set in the center line of Sumners Lane (Prescriptive right of way), said point being the Point of Beginning of the parcel herein described; thence continue along said right of way, North 00 degrees 10 minutes 27 seconds East for a distance of 22.11 feet to an iron pin set "CA 1084 LS"; thence North 02 degrees 23 minutes 58 seconds East along said right of way for a distance of 210.00 feet to a 5/8" rebar found capped "4 Star"; thence leaving said right of way, North 80 degrees 30 minutes 50 seconds East for a distance of 211.76 feet to a 2" open top pipe found; thence North 05 degrees 32 minutes 21 seconds East for a distance of 227.67 feet to a 2" open top pipe found; thence South 88 degrees 18 minutes 10 seconds East for a distance of 599.97 feet to a capped rebar found "CA 615"; thence South 04 degrees 04 minutes 12 seconds East, passing a capped rebar found "CA 615" at 307.84 feet, for a total distance of 326.37 feet to a P.K. Nail set in the center line of said Sumners Lane; thence along the center line of said Sumners Lane 1341 feet, more or less, to the Point of Beginning, said point being South 80 degrees 07 minutes 42 seconds West and 875.54 feet from the last described point. Containing 6.73 acres, more or less.

LESS & EXCEPT any and all public right of way of Sumners Lane over and across said described property.

***NOTE: ROBERT HUGH FRIZZELL DIED AUGUST 6, 2022.

***NOTE: NO TITLE SEARCH WAS PERFORMED. INFORMATION PROVIDED BY GRANTOR.



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TO HAVE AND TO HOLD to said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, I have hereunto set our hands and seal, this the 22nd day of November 2022.

_____(Seal)

Lynda S. Frizzell (Seal)
LYNDA S. FRIZZELL

_____(Seal)

_____(Seal)

STATE OF ALABAMA)
SHELBY ALABAMA)

I, Arvid S. Derzinski, a Notary Public in and for said County, in said State, hereby certify that, in fact whose name is signed to the foregoing conveyance, and who is (made) 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 the 22nd day of November, 2022.

Arvid S. Derzinski
Notary Public
My Commission Expires: 11/19/25

Real Estate Sales Validation Form

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

Grantor's Name Lynda Frizzell
Mailing Address 282 Summers Lane
Harpersville, AL 35078

Grantee's Name Dawn Wyatt
Mailing Address PO Box 62
Harpersville, AL 35078

Property Address 277 Summers Lane
Harpersville, AL 35078

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 44,163.86



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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, 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 _____

Print Dawn Wyatt

Unattested

Sign

Dawn Wyatt

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1