This Instrument was Prepared by:

Send Tax Notice To: Lawrence M. Jackson, II

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-23-29069

687 Lake D-5 helby, Al 35143

## **WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Four Hundred Thirty Five Thousand Dollars and No Cents (\$435,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Granter (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, David Hilton Dyson, a 5 mg/mmn, Pamela Dyson Bryant, a Montrack woman and Patricia Dyson Thompson, a woman (herein referred to as Granter, whether one or more), grant, bargain, sell and convey unto Lawrence M. Jackson, II, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 343, according to the survey of Alabama Power Company Recreational Cottage Site, Sector 1, as recored in Map Book 21, Pages 96a-C, in the Probate Office of Shelby County, Alabama,

24 MONTH CHAIN OF TITLET: Warranty deed to Elbridge H. Dyson and wife, Joan C. Dyson, dated December 16, 1989, recorded in Inst. 1998-07978, Probate Office, Shelby County, Alabama. Elbridge H. Dyson predeceased Joan C. Dyson. David Hilton Dyson, Pamela Dyson Bryant and Patricia Dyson Thompson are the Heirs at Law of Joan C. Dyson.

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are all the heirs at law of Elbridge H. Dyson, having died on 1/25/2022. Patricia Dyson Thompson and Patricia Lea Dyson are on in the same person. \$435,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

MWITNESS WHEREOF, I (we) have hereting set my (our) hand(s) and seal(s) this the 28th day of April, 2023.

David Hilton Dyson

Pamela Dyson Bryant

atricia Dyson Thompson

State of Alabama

County of Shelby 13 state in

l. And Alacet a Notary Public in and for the said County in said State, hereby certify that David Hilton Dyson, Pamela Dyson Bryant, and Patricia Dyson Thompson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of April, 2023.

Notary Public, State of Alabama

My Commission Expires: September 01, 2024

TONYA WEST Notary Public Alabama State at Large

My Commission Expires March 31, 2026

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## STATE OF ALABAMA) COUNTY OF SHELBY)

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I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *David Hilton Dyson*, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2023.

Notary Public/

My Commission Expires: 9/1/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2023 12:54:50 PM
\$33.00 PAYGE
20230501000127700

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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's Name	David Hilton Dyson Pamela Dyson Bryant Patricia Dyson Thompson	Grantee's Name	Lawrence M. Jackson, II
Mailing Address	6496 Thomasm La Dinhae AC 36526	- Mailing Address	687 Lake Dr 56-11, Al 35143
Property Address	687 Lake Dr. Shelby, AL 35143	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	April 28, 2023 \$435,000.00
The purchase price one) (Recordation Bill of Sale Sales Con Closing St	tract	can be verified in the following red)  Appraisal  Other	ng documentary evidence: (check
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 of 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 <u>Code of Alabama 1975</u> § 40-22-1 (h).			
_	of my knowledge and belief that the in that any false statements claimed on t <u>975</u> § 40-22-1 (h).		
Date <u>April 26, 2023</u>		Print David Hilton Dy	(son
Unattested	(verified by)	Sign X Quant (Grantor/C	Grantee/Owner/Agent) gircle one