



20230913000276460 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
09/13/2023 02:41:21 PM FILED/CERT

Prepared by:
Paul David Lyon
PO Box 62
Wilsonville, AL 35186

Send Tax Notice to:
Paul David Lyon
PO Box 62
Wilsonville, AL 35186

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

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY THOUSAND AND NO/100 DOLLARS (\$60,000.00) and other good and valuable consideration this day in hand paid to the undersigned Grantor, **TERESA WHEELER DILL aka DIANNE DILL, a single person** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain and convey unto the Grantee, **PAUL DAVID LYON** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE SE1/4 OF THE NE1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR 153.23 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE IN THE SAME DIRECTION FOR 242.77 FEET TO A POINT; THENCE TURN AN ANGLE OF 91°26'24" RIGHT AND RUN 210.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 88°33'36" RIGHT AND RUN 238.27 FEET TO A POINT; THENCE TURN AN ANGLE OF 90°12'43" RIGHT AND RUN 209.94 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS LYING IN THE SE1/4 OF THE NE1/4, SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

Subject to easements, restrictions, rights-of way, and any other rights of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantor is lawfully seized in fee simple of the Real Estate; that said Real Estate is free and clear from all Liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and except for any Restrictions, Exceptions, Easements, Agreements and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 09/13/2023
State of Alabama
Deed Tax:\$60.00



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IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the

13th day of Sept, 2023.

Teresa Wheeler Dill

TERESA WHEELER DILL
aka DIANNE DILL

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

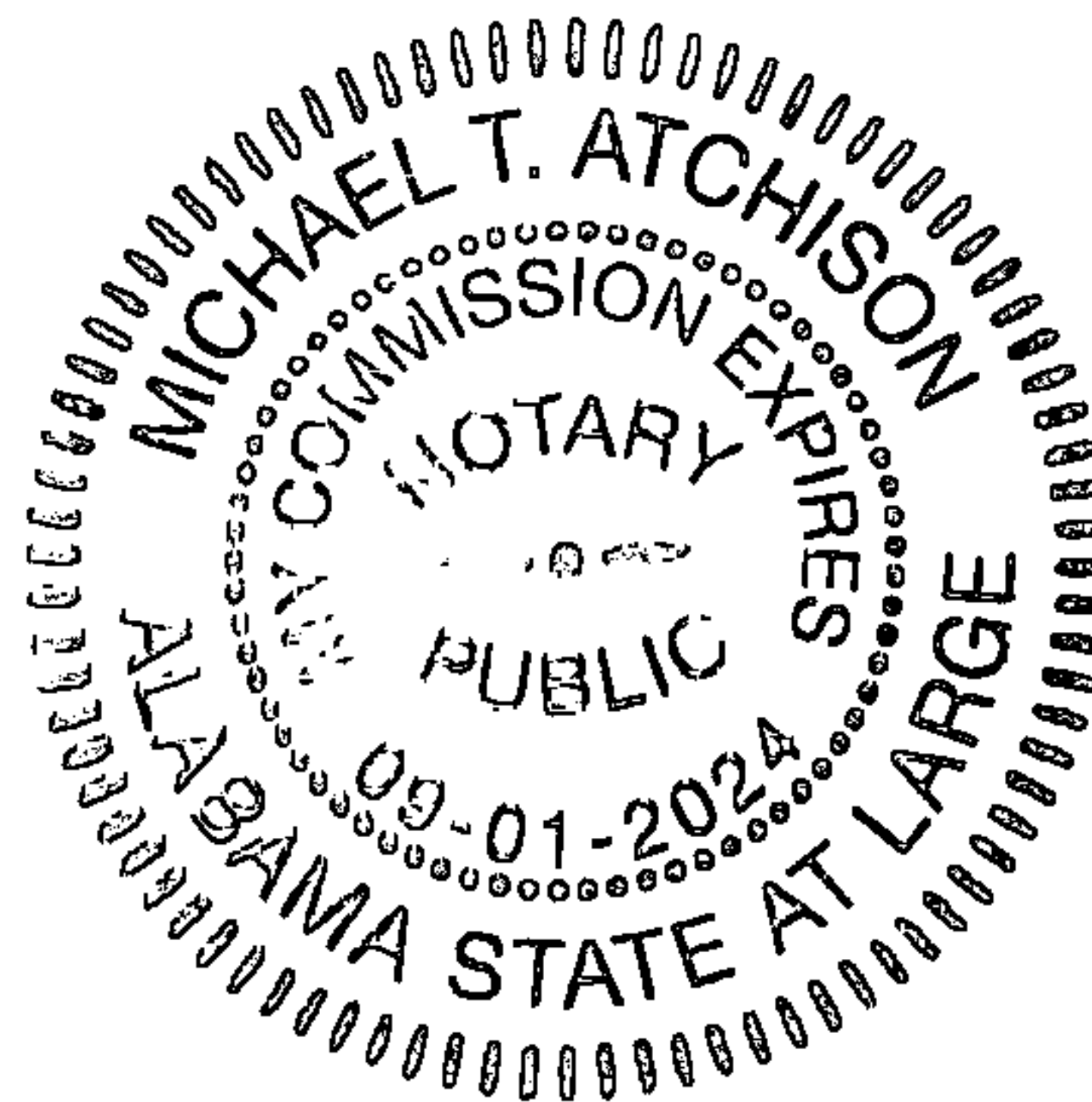
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **TERESA WHEELER DILL aka DIANNE DILL**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the

13th day of Sept, 2023.

Michael T. Atchison
NOTARY PUBLIC

My commission expires: 9-1-24





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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 Teresa Wheeler Dill
Mailing Address 815 Hwy 435
Columbian AL
35051

Grantee's Name Paul David Lyon
Mailing Address P.O. Box 62
Wilsmile, AL 35186

Property Address Acroye Wilsmile
Sec 1 - Township 21 S R
Range 1 East

Date of Sale 13 Sept 2023
Total Purchase Price \$ 60,000
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 Verbal
☐ 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 13th Sept 2023

Print Teresa Wheeler Dill

☐ Unattested

Sign

Teresa Wheeler Dill

(verified by)

(Grantor/Grantee/Owner/Agent) circle one