



20231107000327260 1/3 \$50.50
Shelby Cnty Judge of Probate, AL
11/07/2023 10:31:29 AM FILED/CERT

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
200 Stinson Drive
Wilsonville, AL 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Dwight Lyon, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Dwight S. Lyon and Tommye W. Lyon (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East, and run East along the North line of said S $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 59.10 feet to the East right of way line of Shelby County Highway No. 55; then turn an angle of 95° 25' to the right and run Southerly along said right of way a distance of 80.30 feet; then turn an angle of 95° 25' to the left and run East a distance of 553.32 feet to the point of beginning; then turn an angle of 90° 00' to the left and run North a distance of 530.5 feet; then turn an angle of 89° 56' to the right and run East a distance of 745.78 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; then turn right and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the North line of the S $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section; then turn right and run West along the North line of the S $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 320.2 feet; then turn left and run S 2° 45' E for a distance of 234.5 feet; then turn right and run S 87° 15' W for a distance of 143.64 feet; then turn right and run North for a distance of 154.5 feet; then turn an angle of 90° 00' to the left and run West for a distance of 281.94 feet so the point of beginning.

Also, the use of a road or easement for ingress and egress leading from Shelby County Highway No.55 to the above-described property. This road or easement is currently named "Stinson Drive."

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

Shelby County, AL 11/07/2023
State of Alabama
Deed Tax: \$22.50

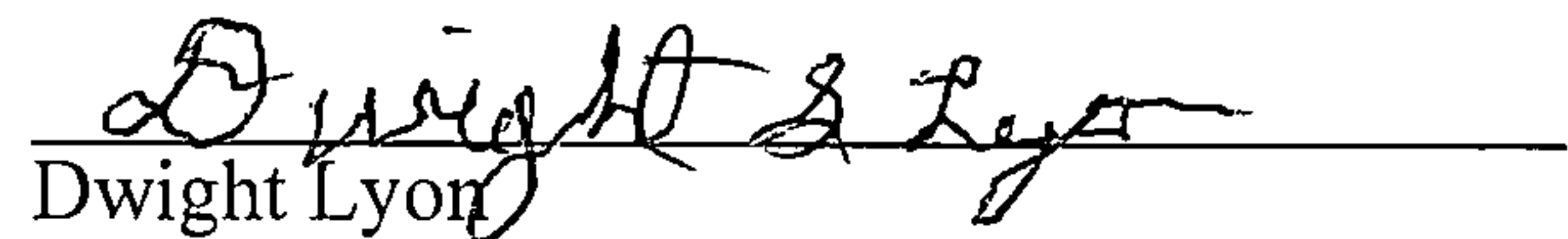


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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 3 day of ~~July~~^{Sept.}, 2014.


Dwight Lyon

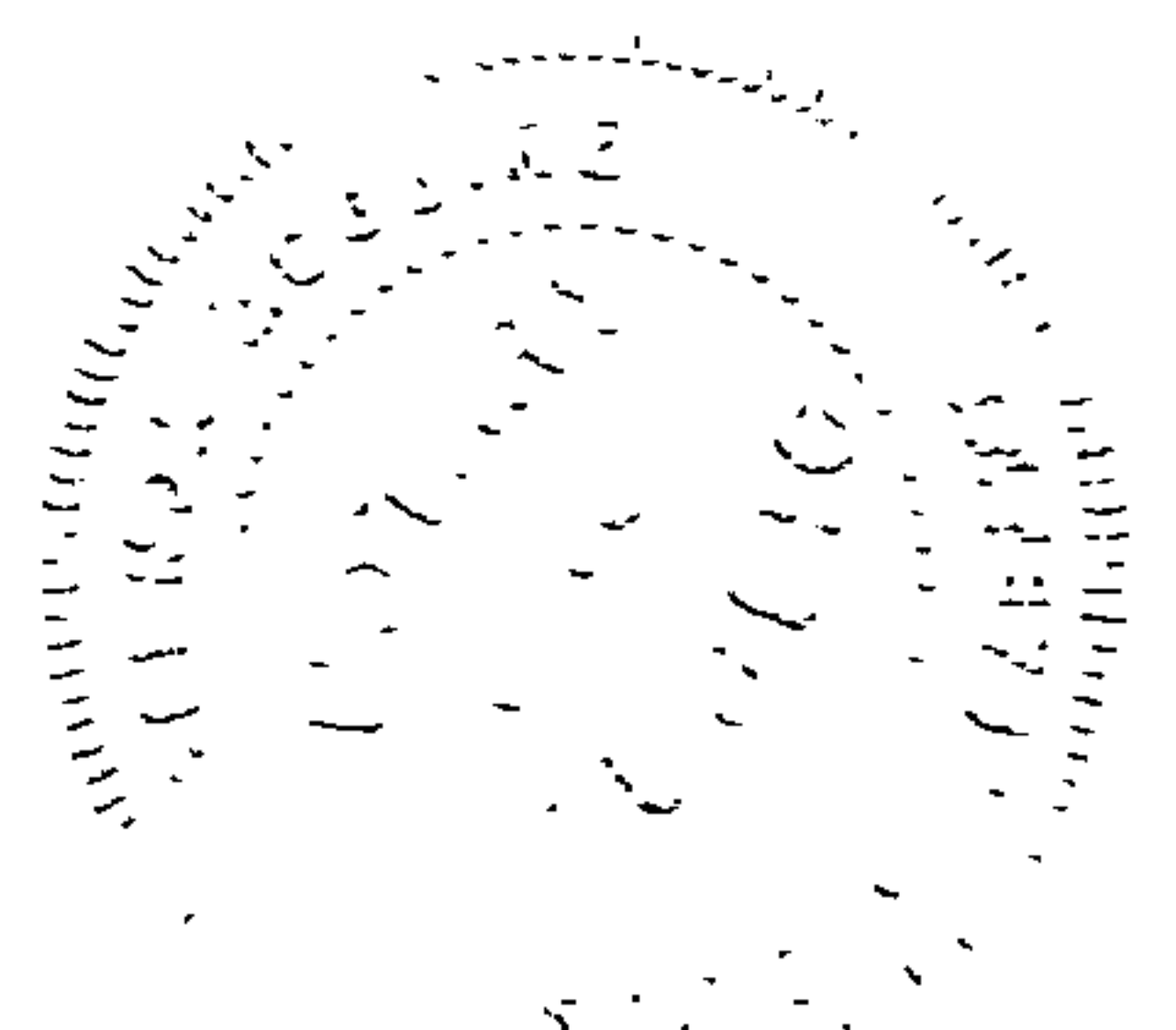
STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dwight Lyon, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of ~~July~~^{Sept.}, 2014.


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Dwight Lyon
Mailing Address 200 Stinson Dr
Wilsonville, AL 35186

Grantee's Name Dwight & Tommye Lyon
Mailing Address 200 Stinson Dr
Wilsonville, AL 35186

Property Address Stinson Dr
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
1/2 Assessor's Market Value \$ 22,280.00

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
☐ 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

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 Dwight Lyon

Unattested

(verified by)

Sign Dwight Lyon

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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