



20240529000159250 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/29/2024 01:52:14 PM FILED/CERT

This instrument was prepared by:

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

## QUITCLAIM DEED

THE STATE OF ALABAMA,  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and no/100 Dollars (\$1.00) in hand paid to Patricia L. Dove, a widow (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, GRANTOR hereby releases, quitclaims, grants, sells, and conveys to Tommye W. Lyon (hereinafter called GRANTEE, whether one or more) all of GRANTOR's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description.

**This deed is executed for a nominal consideration in order to clear title and confirm the boundary line between the parties' properties.**

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under the hand and seal of GRANTOR, this 18<sup>th</sup> day of January, 2024.

Patricia L. Dove  
Patricia L. Dove

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia L. Dove, 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.

Given under my hand and official seal this 18<sup>th</sup> day of January, 2024.

Christie F. Fulmer  
Notary Public

My commission expires: 10-9-24

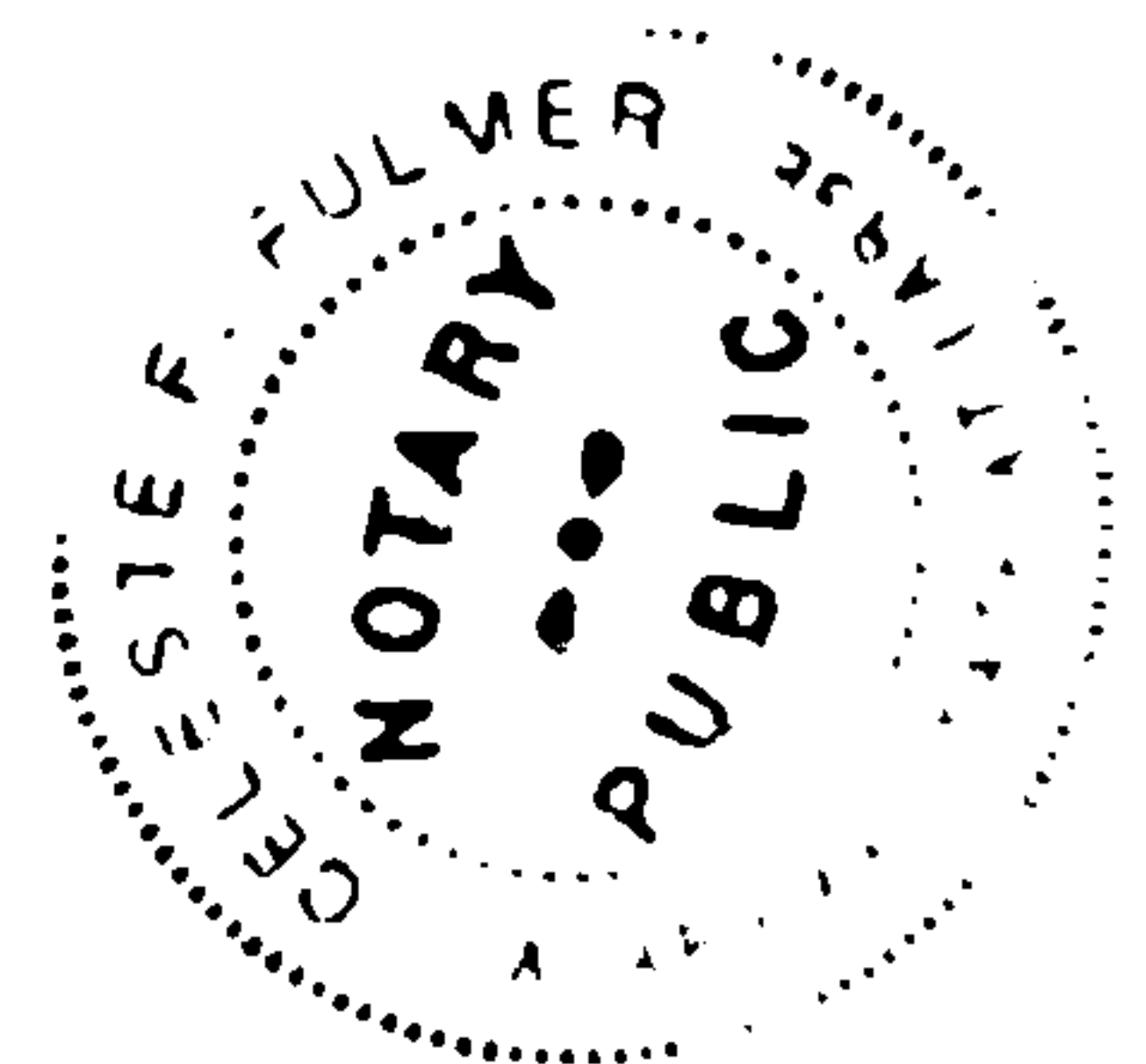


EXHIBIT A

A PARCEL OF LAND IN THE SOUTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING THE SAME LAND, DESCRIBED IN A DEED TO DWIGHT AND TOMMYE LYON, RECORDED IN INSTRUMENT NUMBER 1998-13736, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, WHICH BEARS N 89°57'38" E, 2684.84' FROM A GRADER BLADE, FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 5, AND S 89°57'38" W, 2684.84' FROM A 1/2" REBAR, FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE N 00°00'04" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 666.15 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE N 89°59'45" W, ALONG THE SOUTH LINE OF NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 788.72 FEET TO A POINT;

THENCE S 00°02'51" W, A DISTANCE OF 80.47 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165", AND THE POINT OF BEGINNING;;

THENCE S 00°02'51" W, A DISTANCE OF 154.50 FEET TO A POINT;

THENCE N 89°52'45" E, A DISTANCE OF 281.94 FEET TO A POINT

THENCE N 00°07'15" E, A DISTANCE OF 154.50 FEET TO A POINT;

THENCE N 89°52'45" W, A DISTANCE OF 281.94 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 43573 SQUARE FEET OR 1.000 ACRES OF LAND.

A PARCEL OF LAND IN THE SOUTH EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING THE SAME LAND, WRONGLY DESCRIBED IN A DEED TO DWIGHT LYON, RECORDED IN INSTRUMENT NUMBER 1995-14675, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, WHICH BEARS N 89°57'38" E, 2684.84' FROM A GRADER BLADE, FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 5, AND S 89°57'38" W, 2684.84' FROM A 1/2" REBAR, FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE N 00°00'04" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 666.15 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 AND THE POINT OF BEGINNING;

THENCE N 00°00'04" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 304.13 FEET;

THENCE N 89°57'09" W, A DISTANCE OF 787.96 FEET TO A POINT TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE S 00°02'51" W, A DISTANCE OF 385.20 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "WHEELER 16165";

THENCE S 89°52'45" E, A DISTANCE OF 281.94 FEET TO A POINT;

THENCE S 00°07'15" W, A DISTANCE OF 154.50 FEET TO A POINT;

THENCE S 89°52'45" E, A DISTANCE OF 184.54 FEET TO A POINT;

THENCE N 00°25'15" E, A DISTANCE OF 235.93 FEET TO A POINT;

THENCE S 89°52'45" E, A DISTANCE OF 320.20 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 306357 SQUARE FEET OR 7.033 ACRES OF LAND.



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## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Sect.*

Grantor's Name Patricia L. Dove  
Mailing Address 156 Hwy 55  
Wilsonville, AL 35186

Grantee's Name Mark A. & Kelly G. Armstrong  
Mailing Address 113 Stinson Drive  
Wilsonville, AL 35186

Property Address Hwy 55  
Wilsonville, AL 35186

Date of Sale 1-18-24  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 336,760.00

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 - Quitclaim deed to clear title.

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 1/18/24

Print William R. Justice

☐ Unattested

Sign William R. Justice

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1