

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **Robert Roy Lyon II and his wife, Martha Dee Shook Lyon,** hereby remise, release, quitclaim, grant, and convey all of our interest to **Robert Roy Lyon II and Martha Dee Shook Lyon, Trustees of the Lyon Living Trust, dated July 10, 2024,** in fee simple, to the following described real property, situated in Shelby County, Alabama, viz:

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTORS

SEE EXHIBIT "A"

Source of title: Instrument number 19980000901700000 in the Probate Office of Shelby County, Alabama.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns in fee simple.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 10 day of July 2024.

Robert Roy Lyon II (SEAL)
Robert Roy Lyon II

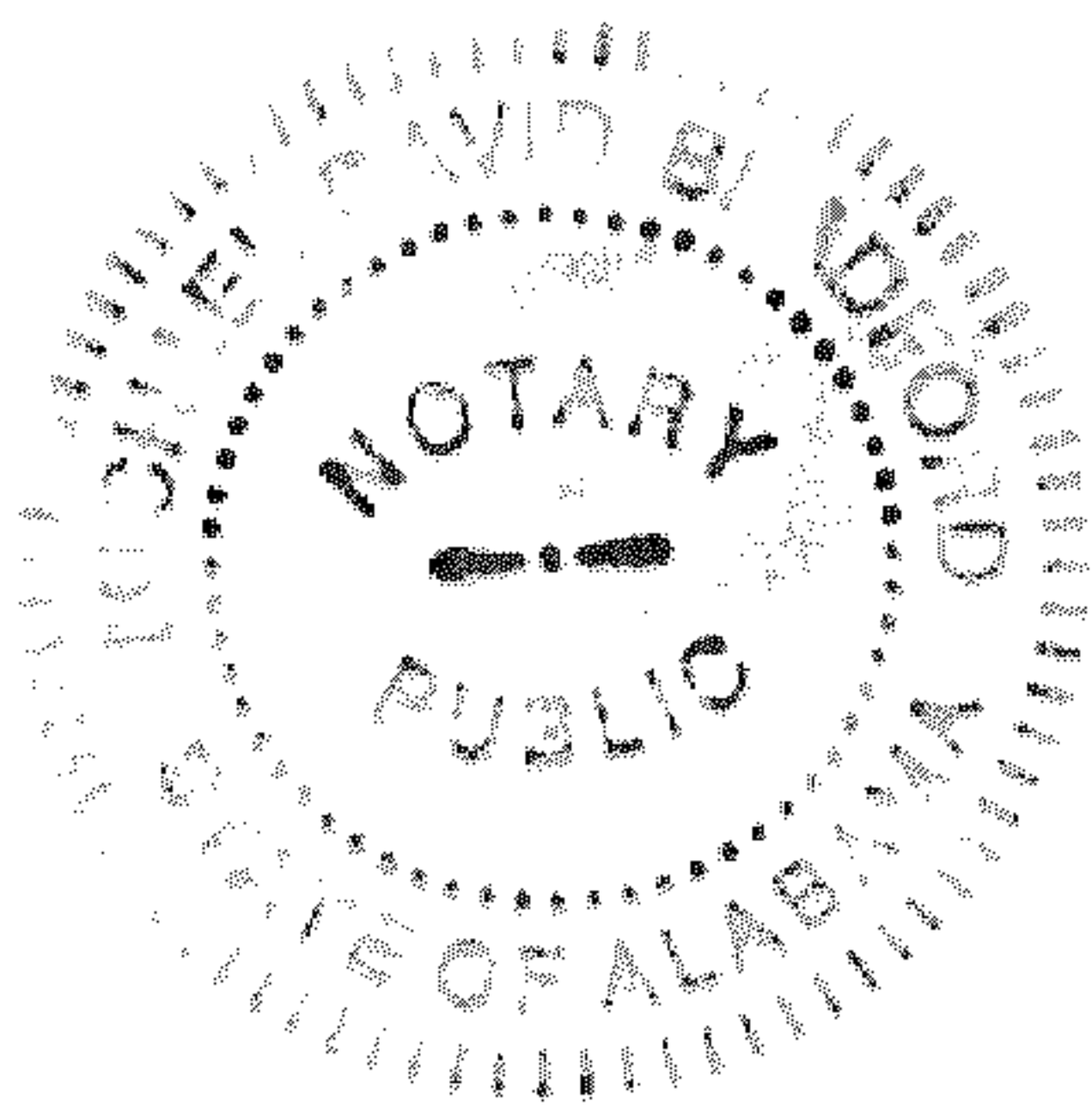
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Robert Roy Lyon II**, 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 the 10 day of July, 2024.

Michael David Bradford
Notary Public



My Commission Expires 04/14/2026

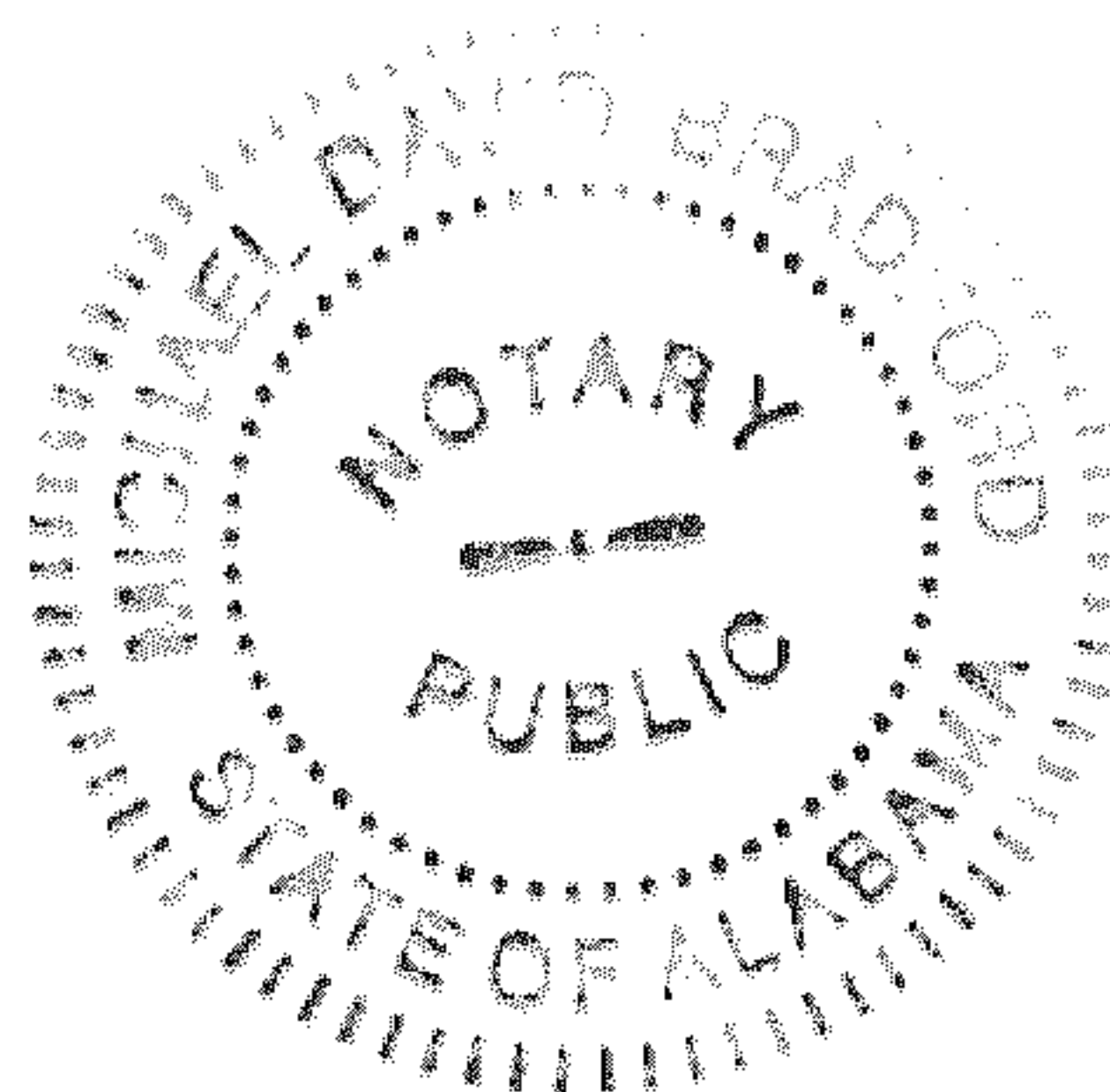
Martha Dee Shook Lyon (SEAL)
Martha Dee Shook Lyon

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Martha Dee Shook 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10 day of July, 2024.



Michael David Bradford
Notary Public

My Commission Expires 04/14/2026

This Instrument was Prepared By:
HOLLIMAN & HOLLIMAN, PLLC
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

Grantor's Address
144 Hampton Lake Drive
Pelham, AL 35124

Grantee's Address:
144 Hampton Lake Drive
Pelham, AL 35124

Exhibit A

Lot 58, according to a Resurvey of Lots 58, 59, 67, & 69, High Hampton, Sector 2, as recorded in Map Book 22, Page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County Alabama.

SUBJECT TO:

1. Easements as shown by plat.
2. Agreement and grant of land easement as set out as Instrument Number 1994-6147 with easement designation as Instrument Number 1994-13983 with rights of other to use thereof.
3. Restrictions, limitations and conditions as set out in Map Book 22, Page 29.
4. Restrictions, covenants and conditions as shown by instruments recorded as Instrument Number 1996-41127.
5. Maintenance Agreement for Ingress and Egress Easement – High Hampton Dated February 5, 1998, and recorded as Instrument Number 1998-3986.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Robert R. Lyon II & Martha Dee Lyon
 Mailing Address 144 Hampton Lake Drive
 Pelham, AL 35124

Grantee's Name Robert R. Lyon II & Martha Dee Lyon
 Mailing Address Trustees of the Lyon Living Trust
 144 Hampton Lake Drive
 144 Hampton Lake Drive

Property Address 144 Hampton Lake Drive
 Pelham, AL 35124

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 652,820.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/05/2024 08:18:48 AM
 \$688.00 JOANN
 20240805000241530

The purchase price or actual value claimed on Bill of Sale can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☒ Appraisal☐ Sales Contract☐ Other☐ Closing Statement

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 8-4-24Print Michael Bradford

Unattested

Sign Michael Bradford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**