


Send Tax Notice To & This Instrument Prepared By:  
Olufadejimi Kareem  
157 Scarlet Lane  
Chelsea, AL 35043

  
20250304000064650 1/7 \$42.00  
Shelby Cnty Judge of Probate, AL  
03/04/2025 03:17:42 PM FILED/CERT

## Warranty Deed

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Three Hundred Ninety Thousand Dollars (\$390,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we,

**Janet L. Lyle and Patricia J. Lyle Large, as Successor Trustees of  
Eva L. Lyle Revocable Trust, dated August 6, 2004, along with any amendments  
thereto,**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**Olufadejimi Kareem,**

(herein referred to as grantee, whether one or more), the following described real estate,  
situated in **Shelby County, Alabama**, to-wit:

**See Attached Exhibit "A" Legal Description and  
Exhibit "B" Certification of Trust**

**The above consideration is being paid by a mortgage in the amount of \$390,000.00,  
which is filed 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 said grantee(s), his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.



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In Witness Whereof, the said Grantor, **Janet L. Lyle, as Successor Trustee of Eva L. Lyle Revocable Trust, dated August 6, 2004, along with any amendments thereto**, who is authorized to execute this conveyance, has hereunto set her signature and seal, this 27th day of February, 2025.

Janet L. Lyle (Seal)  
**Janet L. Lyle, as Successor Trustee of Eva L. Lyle Revocable Trust, dated August 6, 2004, along with any amendments thereto**

STATE OF ALABAMA

COUNTY OF Jefferson

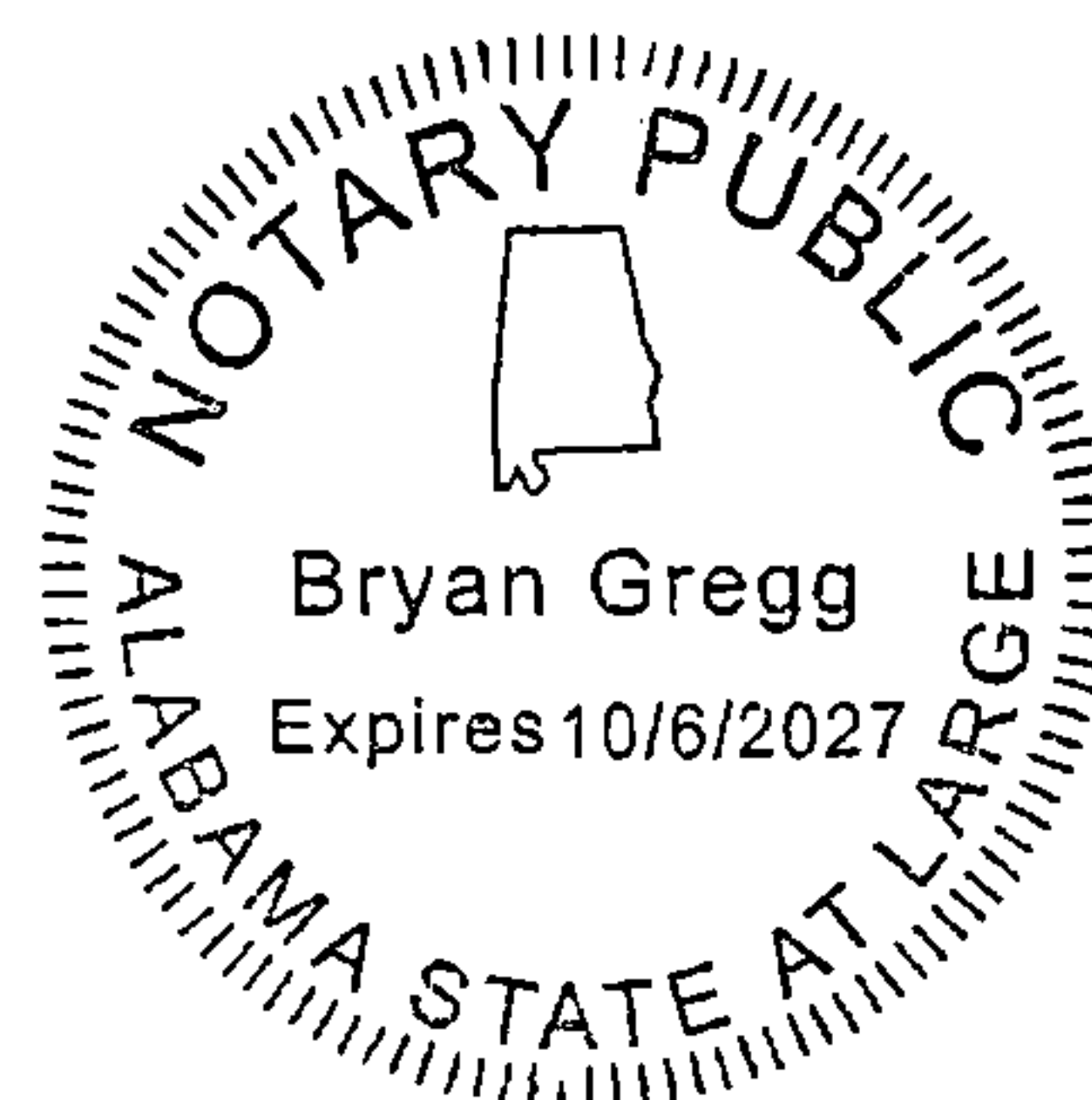
I, Bryan Gregg, a Notary Public, in and for said County, in said State, hereby certify that **Janet L. Lyle, whose name(s) as Successor Trustee of Eva L. Lyle Revocable Trust, dated August 6, 2004, along with any amendments thereto**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she, as such **Successor Trustee** and with full authority, executed the same voluntarily for and as the act of said **Eva L. Lyle Revocable Trust, dated August 6, 2004, along with any amendments thereto**.

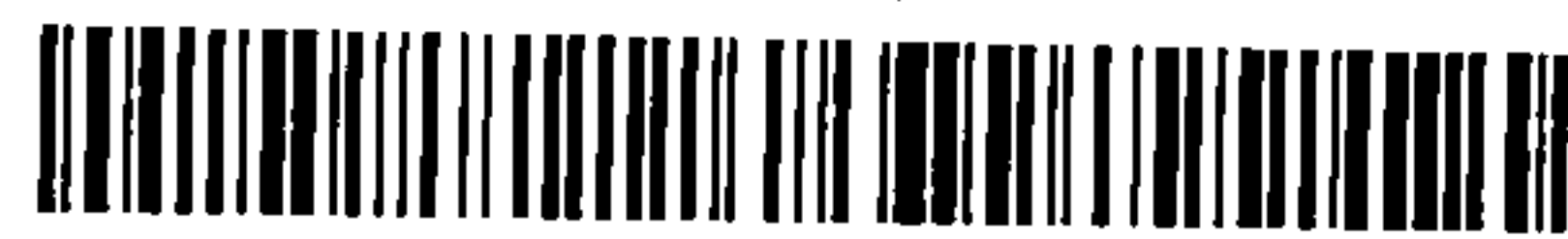
Given under my hand and official seal this 27th day of February, 2025.

Bryan Gregg

Notary Public

My Commission Expires: 10-6-2027





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Shelby Cnty Judge of Probate, AL  
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In Witness Whereof, the said Grantor, **Patricia J. Lyle Large, as Successor Trustee of Eva L. Lyle Revocable Trust, dated August 6, 2004, along with any amendments thereto,** who is authorized to execute this conveyance, has hereunto set her signature and seal, this 25 Feb day of February, 2025.

Patricia J. Lyle Large

(Seal)

**Patricia J. Lyle Large, as Successor Trustee of Eva L. Lyle Revocable Trust, dated August 6, 2004, along with any amendments thereto**

STATE OF WISCONSIN

COUNTY OF Kenosha

I, Taylor Moberg, a Notary Public, in and for said County, in said State, hereby certify that **Patricia J. Lyle Large**, whose name(s) as **Successor Trustee of Eva L. Lyle Revocable Trust, dated August 6, 2004, along with any amendments thereto**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she, as such **Successor Trustee** and with full authority, executed the same voluntarily for and as the act of said **Eva L. Lyle Revocable Trust, dated August 6, 2004, along with any amendments thereto**.

Given under my hand and official seal this 25<sup>th</sup> day of February, 2025.

Taylor Moberg  
Notary Public

My Commission Expires: 04/07/2029

**Taylor Moberg  
Notary Public  
State of Wisconsin**





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Shelby Cnty Judge of Probate, AL  
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### Exhibit "A" Legal Description

Lot 31, according to the Map and Survey of Chesser Plantation, Phase I - Sector 2, as recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions as recorded at Instrument Number 2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, rights-of-way of record, and mineral and mining rights not owned by grantor.

**Exhibit "B"**  
**Certification of Trust for Eva L. Lyle Revocable Trust**

Before me, the undersigned notary, personally appeared **Janet L. Lyle**, as **Successor Trustee**, who, after first being duly sworn, deposes and states, with personal knowledge, and under penalty of perjury, the following true statements:

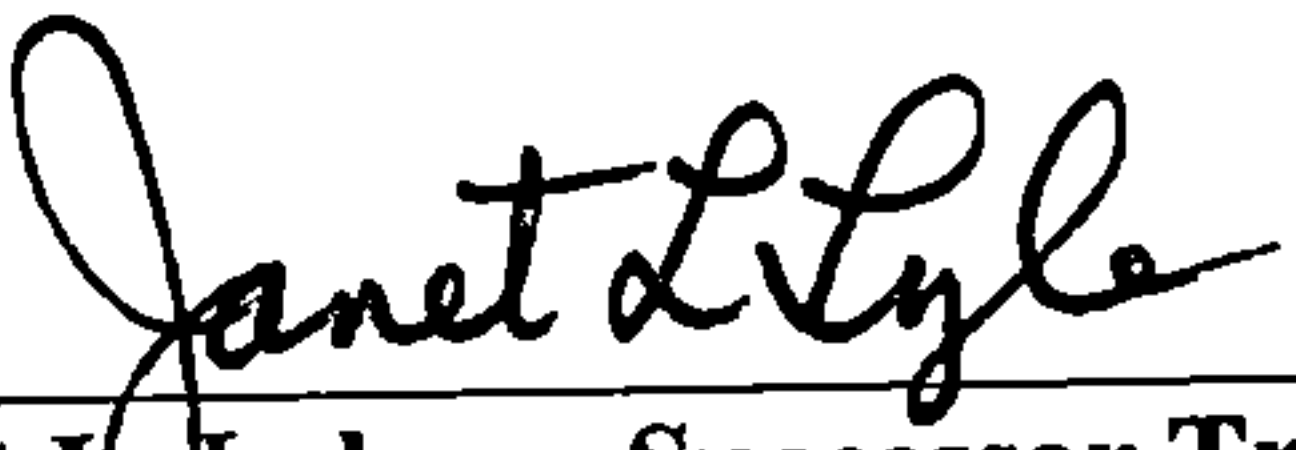
- 1.) I, Janet L. Lyle, am one of the Successor Trustees of the Eva L. Lyle Revocable Trust, (herein referred to as Trust).
- 2.) The Trust was executed on August 6, 2004.
- 3.) The initial Trustee of the Trust was: Eva L. Lyle, who is now deceased, having died on or about April 22, 2019.
- 4.) The present Successor Trustees of the Trust are: E. Laraine Lyle, Janet L. Lyle and Patricia J. Lyle Large.
- 5.) E. Laraine Lyle is non-competent, disabled and unable to sign.
- 6.) Said trust allows for any action taken by a Successor Trustee to be binding on all persons interested in the Trust.
- 7.) The address of the Successor Trustee is: Janet L. Lyle, 2625 River Grand Circle, Vestavia Hills, AL 35243
- 8.) The Trust is revocable and amendable by the Trustee.
- 9.) The Trust has neither been revoked, modified nor amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
- 10.) There have been no amendments limiting the powers of the Successor Trustees over Trust property.
- 11.) The Successor Trustees under the Trust Agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in the Trust name. All powers of the Successor Trustees are fully set forth in the Trust Agreement.
- 12.) No person or entity paying money to or delivering property to the Successor Trustees shall be required to see its application. All persons relying on this document regarding the Successor Trustees and his/her/their powers over Trust property shall be held harmless from any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

The undersigned Successor Trustee acknowledges Title One, L.L.C., as agent for Fidelity National Title Insurance Company, will perform a contemplated real estate closing and issue policies of title insurance on real property located at 157 Scarlet Lane, Chelsea, AL 35043, relying on the accuracy of the information contained herein.

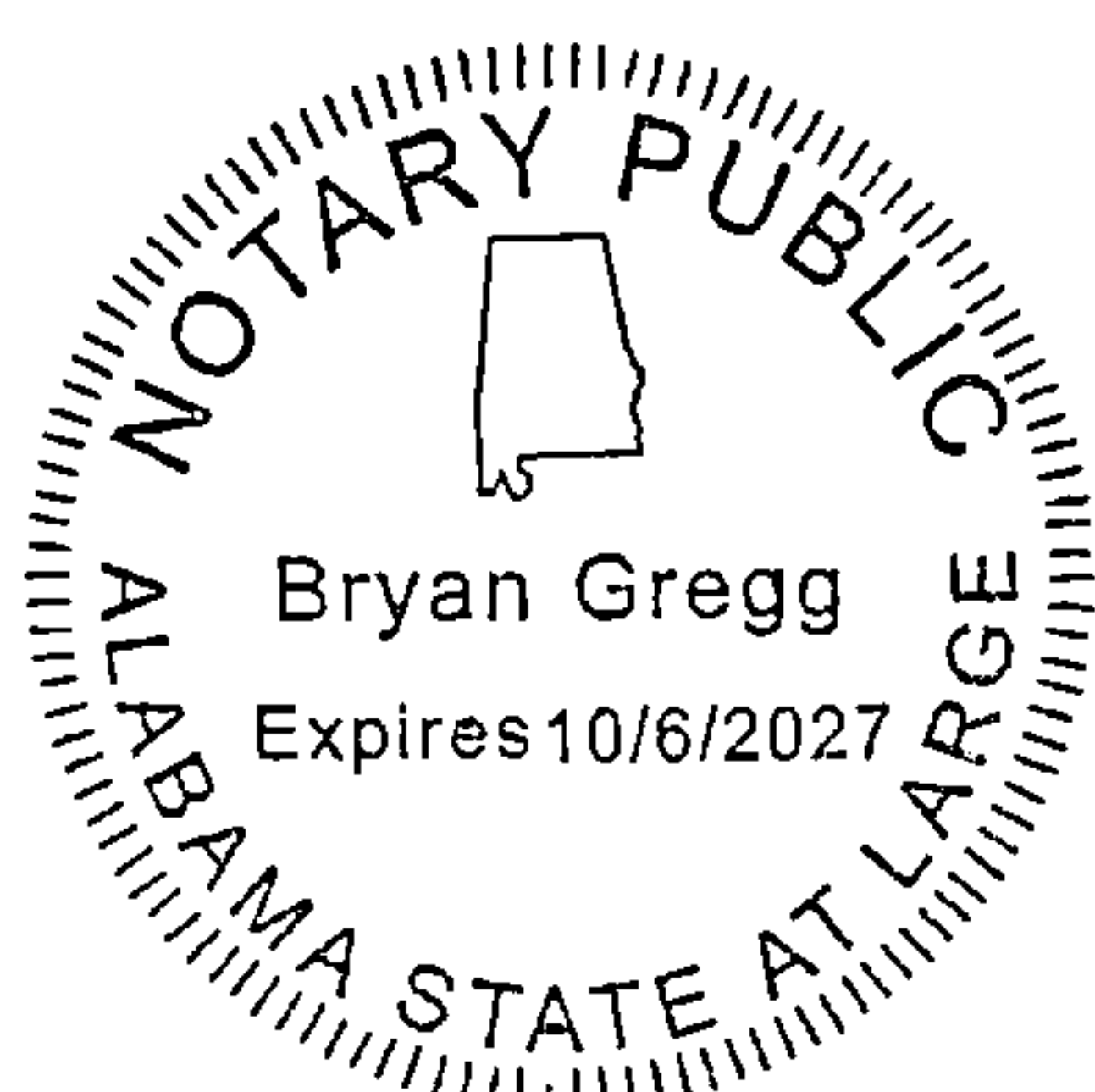
The undersigned Successor Trustee acknowledges Title One, L.L.C., its officers, employees and/or agents, have made no representation and have provided no advice in connection with the information contained herein.

Should the undersigned Successor Trustee have questions or concerns regarding the information contained herein, he should consult independent legal counsel and/or other advisors as he deems necessary.

Executed on this 27th day of February, 2025.

 (Seal)  
Janet L. Lyle, as Successor Trustee of Eva L. Lyle Revocable Trust,  
dated August 6, 2004, along with any amendments thereto

Sworn to and subscribed before me this 27th day of February, 2025.



  
Notary Public

My Commission Expires:

10-6-2027



**Exhibit "B" (continued)**  
**Certification of Trust for Eva L. Lyle Revocable Trust**

Before me, the undersigned notary, personally appeared **Patricia J. Lyle Large**, as **Successor Trustee**, who, after first being duly sworn, deposes and states, with personal knowledge, and under penalty of perjury, the following true statements:

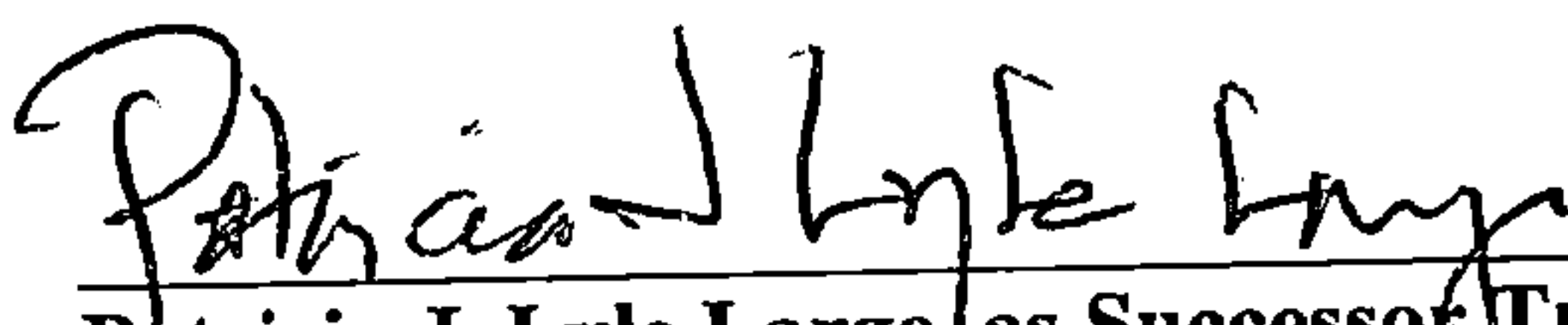
- 1.) I, Patricia J. Lyle Large, am one of the Successor Trustees of the Eva L. Lyle Revocable Trust, (herein referred to as Trust).
- 2.) The Trust was executed on August 6, 2004.
- 3.) The initial Trustee of the Trust was: Eva L. Lyle, who is now deceased, having died on or about April 22, 2019.
- 4.) The present Successor Trustees of the Trust are: E. Laraine Lyle, Janet L. Lyle and Patricia J. Lyle Large.
- 5.) E. Laraine Lyle is non-competent, disabled and unable to sign.
- 6.) Said trust allows for any action taken by a Successor Trustee to be binding on all persons interested in the Trust.
- 7.) The address of the Successor Trustee is: Patricia J. Lyle Large, 8038 102<sup>nd</sup> Avenue, Pleasant Prairie, WI 53158.
- 8.) The Trust is revocable and amendable by the Trustee.
- 9.) The Trust has neither been revoked, modified nor amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
- 10.) There have been no amendments limiting the powers of the Successor Trustees over Trust property.
- 11.) The Successor Trustees under the Trust Agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in the Trust name. All powers of the Successor Trustees are fully set forth in the Trust Agreement.
- 12.) No person or entity paying money to or delivering property to the Successor Trustees shall be required to see its application. All persons relying on this document regarding the Successor Trustees and his/her/their powers over Trust property shall be held harmless from any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

The undersigned Successor Trustee acknowledges Title One, L.L.C., as agent for Fidelity National Title Insurance Company, will perform a contemplated real estate closing and issue policies of title insurance on real property located at 157 Scarlet Lane, Chelsea, AL 35043, relying on the accuracy of the information contained herein.

The undersigned Successor Trustee acknowledges Title One, L.L.C., its officers, employees and/or agents, have made no representation and have provided no advice in connection with the information contained herein.

Should the undersigned Successor Trustee have questions or concerns regarding the information contained herein, he should consult independent legal counsel and/or other advisors as he deems necessary.

Executed on this 25 day of February, 2025.

  
Patricia J. Lyle Large, as Successor Trustee of Eva L. Lyle Revocable Trust,  
dated August 6, 2004, along with any amendments thereto

Sworn to and subscribed before me this 25<sup>th</sup> day of February, 2025.

**Taylor Moberg**  
**Notary Public**  
**State of Wisconsin**

  
Notary Public

My Commission Expires: 04/07/2029



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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 Eva L. Lyle Revocable Trust  
Mailing Address 2625 River Grand Circle  
Vestavia Hills, AL 35243  
(Janet L. Lyle)

Grantee's Name Olufadejimi Kareem  
Mailing Address 157 Scarlet Lane  
Chelsea, AL 35043

Property Address 157 Scarlet Lane  
Chelsea, AL 35043

Date of Sale February 27, 2025  
Total Purchase Price \$ 390,000.00  
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 ☐ 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 2-27-2025

Print Olufadejimi Kareem

Unattested Bryan Gregg  
(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1