

This instrument prepared by:

Morrison Honea, LLC

101 North Main Street

Columbiana, Al 35051

Send Tax Notice to:

Mrs. Mary D. Lorino


678 Hwy 5

Wilsonville, Al 35186

## **GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

  
20250430000128940 1/4 \$98.00  
Shelby Cnty Judge of Probate, AL  
04/30/2025 02:08:23 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration

of the sum of **TEN DOLLARS and NO/100 (\$10.00)** and other good and valuable

considerations paid to the undersigned, the receipt whereof is acknowledged, I, **MARY DIANE**

**INGRAM LORINO**, a married woman (herein referred to as GRANTOR) with full authority,

do grant, bargain, sell and convey unto **MARY DIANE INGRAM LORINO and FRANKIE**

**LORINO, SR.**, a married man, (herein referred to as GRANTEES), to own in FEE SIMPLE,

JTWROS, the following described real estate situated in Shelby County, Alabama to-wit:

***SEE ATTACHED FOR LEGAL DESCRIPTION***

**Mary Diane Ingram Lee and Mary Diane Ingram Lorino is one and the same person**

Subject to:

- a. General tax assessments, current and subsequent
- b. Municipal fees and assessments, if any
- c. Mineral rights if owned by Grantor
- d. Easements, encroachments, and rights-of-ways shown or recorded thereto

**THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY**

**TO HAVE AND TO HOLD** unto the said Grantees, his/her/their heirs and I, **MARY DIANE INGRAM LORINO**, do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our 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.

Shelby County, AL 04/30/2025  
State of Alabama  
Deed Tax: \$67.00

IN WITENSS WHEREOF, the Grantor has hereunto set their hand and seal on APRIL 30th,  
2025.

Mary Diane Lorino

MARY DIANE INGRAM LORINO

20250430000128940 2/4 \$98.00  
Shelby Cnty Judge of Probate, AL  
04/30/2025 02:08:23 PM FILED/CERT

State of Alabama

County of SHELBY

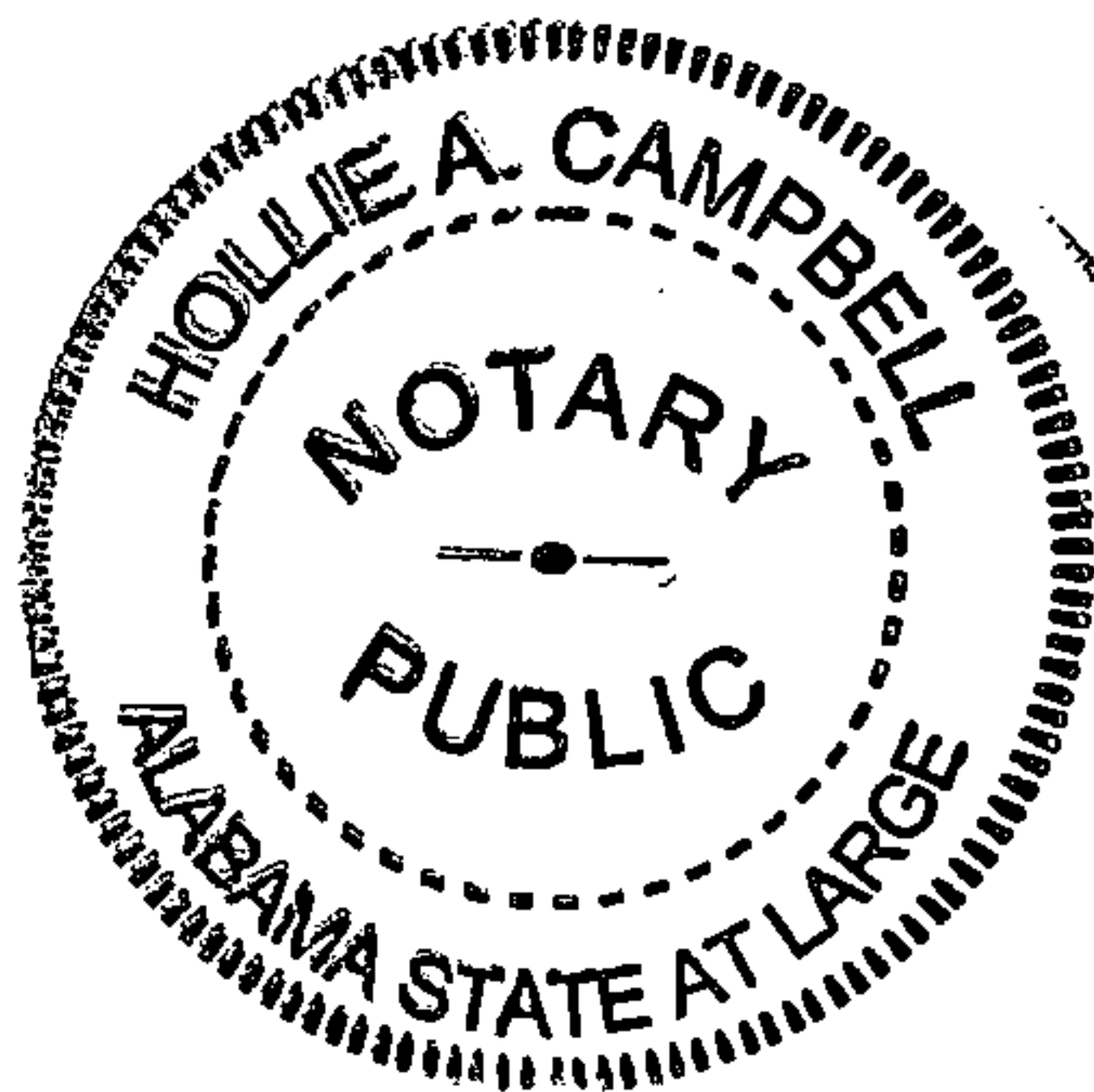
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that  
MARY DIANE INGRAM LORINO, whose name is signed to the foregoing conveyance, and who is known to  
me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2025.

Hollie Campbell

Notary Public

Commission expires: 04.30.28



## LEGAL DESCRIPTION



20250430000128940 3/4 \$98.00  
Shelby Cnty Judge of Probate, AL  
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Lot 2, according to Weaver's Survey, as recorded in Map Book 9,  
Office of Shelby County, Alabama, being more particularly described as follows:  
Commence at the NE corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 17, Township 21 South, Range  
1 East; thence run Southerly along the East line of said Quarter-Quarter 303.02 feet to the point  
of beginning; thence continue on the last described course 252.08 feet; thence turn 89 degrees  
34 minutes 40 seconds right and run Southwesterly 520.61 feet to a point on the East right of  
way of a county road; thence turn 98 degrees 48 minutes 08 seconds right and run Northeasterly  
267.06 feet to a point on the East right of way of said County road; thence turn 82 degrees 36  
minutes 20 seconds right and run 481.75 feet to the point of beginning.  
Situated in Shelby County, Alabama.



# Real Estate Sales Validation Form

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

Grantor's Name Mary Diane Loring  
Mailing Address 678 Hwy 5  
Wilsonville, AL  
35186

Grantee's Name Mary D. Loring & Frank Loring  
Mailing Address 678 Hwy 5  
Wilsonville, AL  
35186

Property Address 678 Hwy 5  
Wilsonville, AL  
35186

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 66,540<sup>00</sup>



20250430000128940 4/4 \$98.00  
Shelby Cnty Judge of Probate, AL  
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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 04.30.2025

Print W. Jeffrey Honea Sr.  
Sign W. Jeffrey Honea

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1