

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
William E. Dill
7463 Turnberry Dr.
Gardendale, AL 35071

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Merrie Lynne Pearson, a married woman, Joanna D. Seale, a single woman, William E. Dill, a married man, Jeannie D. Welch, a married woman and Matthew B. Dill, a married man (herein referred to as Grantors)*, grant, bargain, sell and convey unto, *Merrie Lynne Pearson, Joanna D. Seale, William E. Dill, Jeannie D. Welch, and Matthew B. Dill, (herein referred to as Grantee)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 5 through Lot 13 and Lot 15 through 33 of Wooley Subdivision, Columbiana, Alabama, as shown by map or plat of said Subdivision recorded in Map Book 4, Page 15, in the Probate Office of Shelby County, Alabama. Subject to building lines, easements and protective covenants as set forth on said subdivision map recorded in Map Book 4 at page 15 in said Probate Office.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2026.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of Merrie Lynne Pearson, Joanna D. Seale, William E. Dill, Jeannie D. Welch and/or Matthew B. Dill.

Grantors herein are all the heirs at law of Betty Jean Wooley Dill, the grantee in Instrument# 19771129000127820, also being Deed Book 309 page 88 and Instrument #1995-09310. Betty Jean Wooley Dill is deceased, having died July 26, 1997.

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 the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

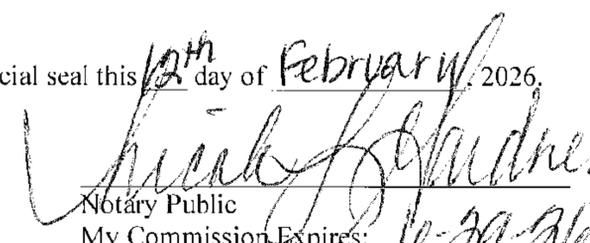
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of February 2026.

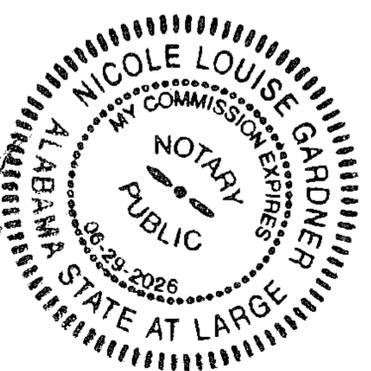

Merrie Lynne Pearson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Merrie Lynne Pearson*, 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 this day, the same bears date.

Given under my hand and official seal this 12th day of February, 2026.


Notary Public
My Commission Expires: 11-29-26



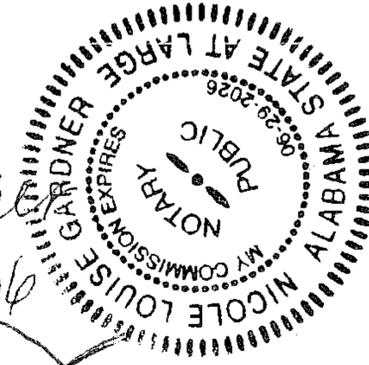
Joanna D. Seale
Joanna D. Seale

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Joanna D. Seale*, 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 this day, the same bears date.

Given under my hand and official seal this 17th day of February, 2026.

Nicole Louise Gardner
Notary Public
My Commission Expires: 6-29-26



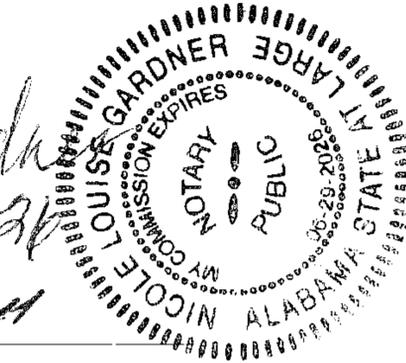
William E. Dill
William E. Dill

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *William E. Dill*, 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 this day, the same bears date.

Given under my hand and official seal this 17th day of February, 2026.

Nicole Louise Gardner
Notary Public
My Commission Expires: 6-29-26



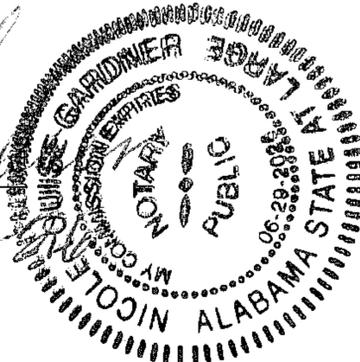
Matthew B. Dill
Matthew B. Dill

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Matthew B. Dill*, 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 this day, the same bears date.

Given under my hand and official seal this 17th day of February, 2026.

Nicole Louise Gardner
Notary Public
My Commission Expires: 6-29-26

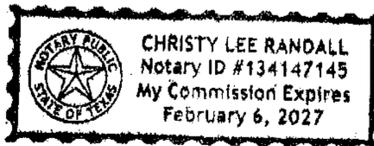


Jeannie D. Welch
Jeannie D. Welch

STATE OF TEXAS)
COUNTY OF MONTGOMERY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Jeannie D. Welch*, 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 this day, the same bears date.

Given under my hand and official seal this 9th day of February, 2026.



Christy Lee Randall
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2026 12:54:02 PM
\$298.50 PAYGE
20260217000044280

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Merrie Lynne Pearson</u> <u>Joanna D. Seale</u>	Grantee's Name	<u>Merrie Lynne Pearson</u> <u>Joanna D. Seale</u>
Mailing Address	<u>William E. Dill</u> <u>Joanne D. Watch</u> <u>Matthew B. Dill</u>	Mailing Address	<u>William E. Dill</u> <u>Joanne D. Watch</u> <u>Matthew B. Dill</u>
Property Address	<u>7463 Turnberry Dr.</u> <u>Gardendale, AL 35071</u> <u>Parker St Property</u>	Date of Sale	
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>261,200.00</u>

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
 Other Tax Value

Sales Contract
 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 02/12/26

Print Joanna D Seale

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one