


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**  
**TITLE HAS NOT BEEN RESEARCHED**

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

*Send Tax Notice to:*

**WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

  
20260316000075230 1/2 \$134.50  
Shelby Cnty Judge of Probate, AL  
03/16/2026 11:57:10 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED NINE THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$109,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **L&S Small Engine Repair, LLC (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Lance Sullivan (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**Lot 4A, according to the survey of a Resurvey of Lots 2 and 4 of Wilson Subdivision No. 1, as recorded in Map Book 62, Page 72, Probate Office, Shelby County, Alabama.**  
**Being a resurvey of Lots 2 and 4, according to the survey of Wilson Subdivision No. 1, as recorded in Map Book 3, Page 53, in the Probate Office of Shelby County, Alabama and also a acreage parcel.**

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

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

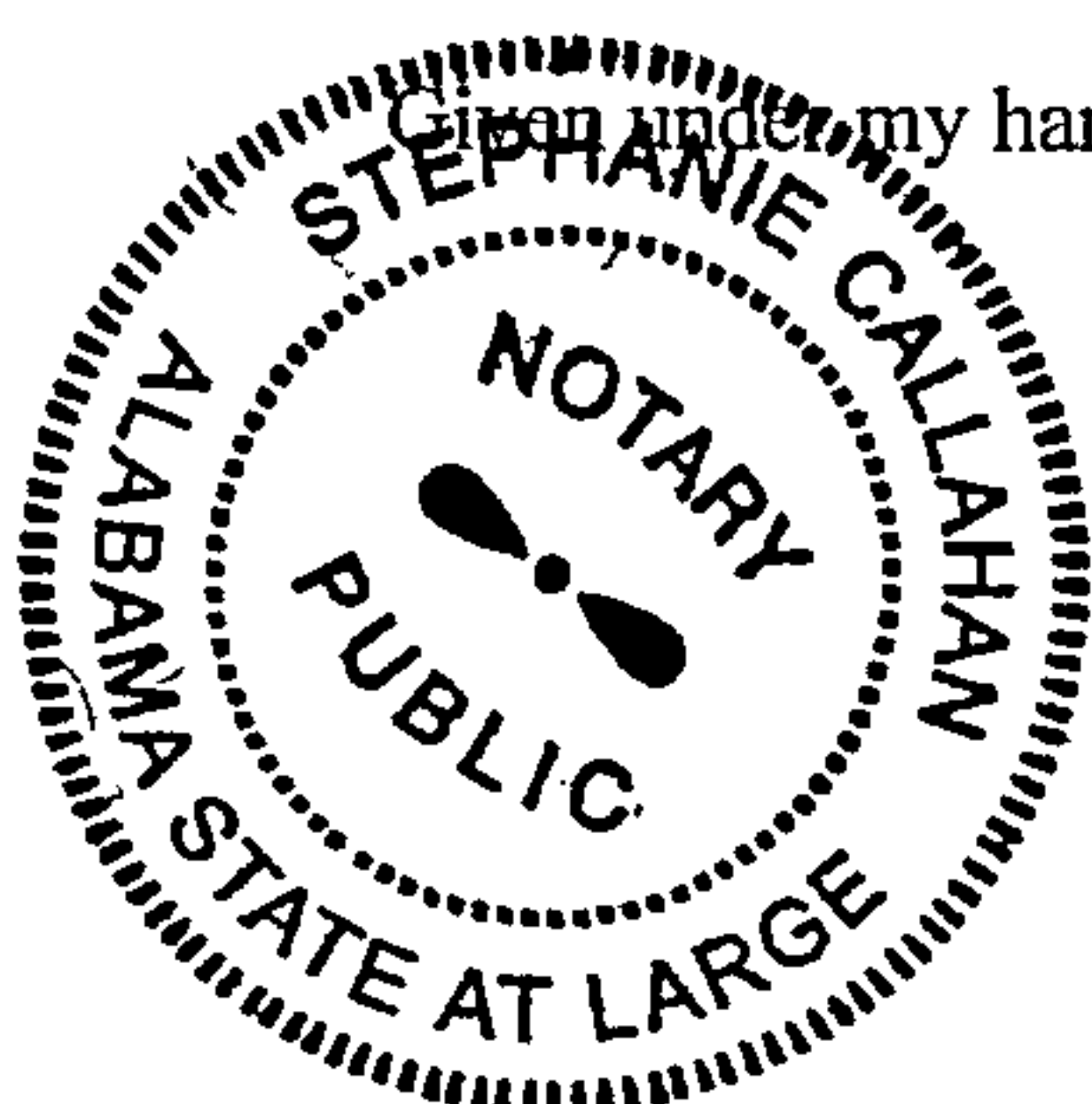
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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.

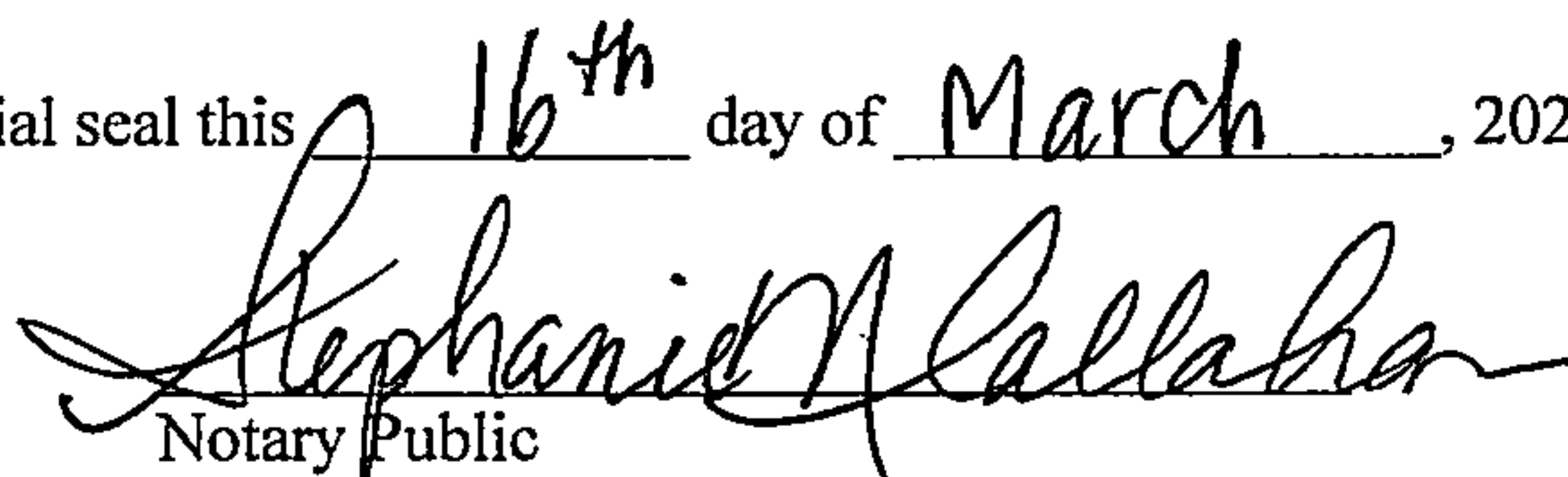
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16<sup>th</sup> day of March, 2026.

  
\_\_\_\_\_  
**L & S Small Engine Repair, LLC**  
**Limited Liability Company**  
By:  
As:

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lance Sullivan as Managing Member of L & S Small Engine Repair, LLC**, 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/she executed the same voluntarily on the day same bears date.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

**Stephanie Callahan**  
**NOTARY PUBLIC**  
**Alabama State At Large**  
**My Commission Expires 8/30/2027**

Shelby County, AL 03/16/2026  
State of Alabama  
Deed Tax: \$109.50



20260316000075230 2/2 \$134.50  
 Shelby Cnty Judge of Probate, AL  
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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 L & S Small Engine Repair Grantee's Name Lance Sullivan  
 Mailing Address 4424 Highway 25 Mailing Address 1025 Clay Pit Road  
Montevallo AL 35115 Montevallo AL 35115

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Property Address ~~140 Wilson Drive~~ Date of Sale 3-16-26  
140 Wilson Drive Total Purchase Price \$ \_\_\_\_\_  
Montevallo AL 35115 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 109,500

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 3/16/26

Unattested

(verified by)

Print Lance Sullivan

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

[Signature]

**Stephanie Callahan**  
 NOTARY PUBLIC  
 Alabama State At-Large  
 My Commission Expires 8/30/2027

