

This instrument was prepared by

Send Tax Notice To: JOHN M. PYRON

(Name) GENE W. GRAY, JR.

name

2008 HUNTERS RUN

address

HOOVER, ALABAMA 35244

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED SEVENTY ONE THOUSAND AND NO/100-----
----- DOLLARS (\$371,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LYNN P. LOVELADY, A MARRIED PERSON

(herein referred to as grantors) do grant, bargain, sell and convey unto JOHN M. PYRON AND WIFE, KATHLEEN D. PYRON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

LOT 2 ACCORDING TO THE MAP AND SURVEY OF HUNTER'S ADDITION TO RIVERCHASE, AS
RECORDED IN MAP BOOK 8, PAGE 147 IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2000 AND THEREAFTER.

EASEMENTS AND BUILDING SETBACK LINES AS SHOWN BY THE RECORDED MAP.

COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND LIENS FOR
ASSESSEMENTS AS SET FORTH IN INSTRUMENT RECORDED IN MISC. BOOK 64, PAGE 536

AND AMENDED IN MISC. BOOK 17, PAGE 550.

EASEMENT AS RECORDED IN BOOK 312, PAGE 248.

RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 351, PAGE 817.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL

MINING RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO WITH ALL MINING

RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO ELECTRICAL FACILITIES AS
RECORDED IN MISC. BOOK 55, PAGE 185.

AGREEMENT WITH ALABAMA POWER COMPANY RELATING TO UNDERGROUND RESIDENTIAL
DISTRIBUTION SYSTEM AS RECORDED IN MISC. BOOK 55, PAGE 186.

Continued

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1st
day of December, 19 99.

(Seal)

(Seal)

(Seal)

LYNN P. LOVELADY
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
LYNN P. LOVELADY
whose name(s) 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 1st day of December, A.D. 19 99.)

GENE W. GRAY, JR.

Notary Public

Continuation of Legal Description

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED VOLUME 120,
PAGE 554.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR,
NOR HIS SPOUSE.

\$280,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

LPJ

Inst • 1999-48803

12/02/1999-48803
11:13 AM CERTIFIED
SHELBY COUNTY CLERK OF COURSE
002 445 102.00