

Send tax notice to:

JOHN D. KEMP
2555 PENNSYLVANIA AVENUE NW #609
WASHINGTON, D.C. 20037

This instrument prepared by:
CHARLES D. STEWART, JR.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2010287

WARRANTY DEED

Shelby County, AL 08/04/2010

State of Alabama

Deed Tax : \$49.50

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty-Five Thousand and 00/100 Dollars (\$247,500.00) in hand paid to the undersigned, RAYMOND CARL LYON and SHEILA F. LYON, Husband and Wife (hereinafter referred to as "Grantors") by JOHN D. KEMP and SAMETA B. KEMP (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF COBBLESTONE SQUARE SUBDIVISION, AS RECORDED IN MAP BOOK 16, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
4. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
5. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING THOSE SET OUT IN DEED BOOK 64, PAGE 267.
6. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF COBBLESTONE SQUARE SUBDIVISION, AS RECORDED IN MAP BOOK 16, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. ADDENDUM TO RESTRICTIVE COVENANTS, RECORDED IN INSTRUMENT NO. 1994-07759, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. RESTRICTIVE COVENANTS WITH ALABAMA POWER COMPANY, RECORDED IN INSTRUMENT NO. 1993-24586.
9. RESTRICTIONS RECORDED IN INSTRUMENT NO. 1992-15358; INSTRUMENT NO. 1993-2851; INSTRUMENT NO. 1993-27599; INSTRUMENT NO. 1993-27600 AND INSTRUMENT NO. 1993-24586 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RIGHT OF WAY TO ALABAMA POWER COMPANY, RECORDED IN DEED BOOK 320, PAGE 30, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

11. AGREEMENT WITH ALABAMA POWER COMPANY, RECORDED IN
INSTRUMENT NO. 1992-27270 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

\$198,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE
PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its
successors and assigns, that it is lawfully seized in fee simple of said premises; that they
are free from all encumbrances, except as shown above; that it has a good right to sell and
convey the same as aforesaid; and that it will, and its successors and assigns shall,
warrant and defend the same to the Grantees, their heirs, executors, administrators and
assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 30 day of July, 2010.

RAYMOND CARL LYON

SHEILA F. LYON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that RAYMOND C. LYON and SHEILA F. LYON, whose names are signed to
the foregoing instrument, and who are known to me, acknowledged before me on this
day, that, being informed of the contents of the said instrument, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of July, 2010.

CHARLES G. STEWART, JR.
NOTARY PUBLIC
APRIL 13
Commission Expires:
4-13-12