

Send Tax Notice to: James W. Lyons, Jr.
Address 4616 S. Lakeridge Drive
Hoover, Alabama 35244

State of Alabama

Shelby County

WARRANTY DEED

(Father to Himself and Child)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James W. Lyons, Jr.**, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto **James W. Lyons, Jr.** and **James Kevin Lyons**, Father and Son, as joint tenants with rights of survivorship and not as tenants in common, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Lot 10, according to the Amended Map of LakeRidge Subdivision, as recorded in Map Book 12, Page 51, in the Probate Office of Shelby County Alabama.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.


TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2015 shall be paid by Grantor.

The property herein conveyed is part of the homestead of Grantor.

Prepared by:
ALEC JONES
2148 Bailey Brook Dr
Hoover, AL 35244
205-988-3210


20150902000306640 1/3 \$235.00
Shelby Cnty Judge of Probate, AL
09/02/2015 10:52:41 AM FILED/CERT

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$215.00

WITNESS Grantor's hand this the 17 day of August, 2015.

James W. Lyons, Jr.
Signature of Grantor

James W. Lyons, Jr.
Type/Print Name

Signed, Sealed and Delivered
in the presence of:

Virginia H. Cummings
Witness

Archie Jones, Jr.
Witness

STATE OF ALABAMA

JEFFERSON COUNTY

I, Myron W. Freeman a Notary Public, hereby certify that Virginia H. Cummings and Archie Jones, Jr. whose names are signed to the foregoing instrument or conveyance as witnesses, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 17 day of August, 2015.

Myron W. Freeman
Notary Public

Print Name Myron W. Freeman

My commission expires:

7-8-2018



20150902000306640 2/3 \$235.00
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 JAMES W. LYONS JR
Mailing Address 4616 South LAKE ridge Dr
HOOPER, AL 35244

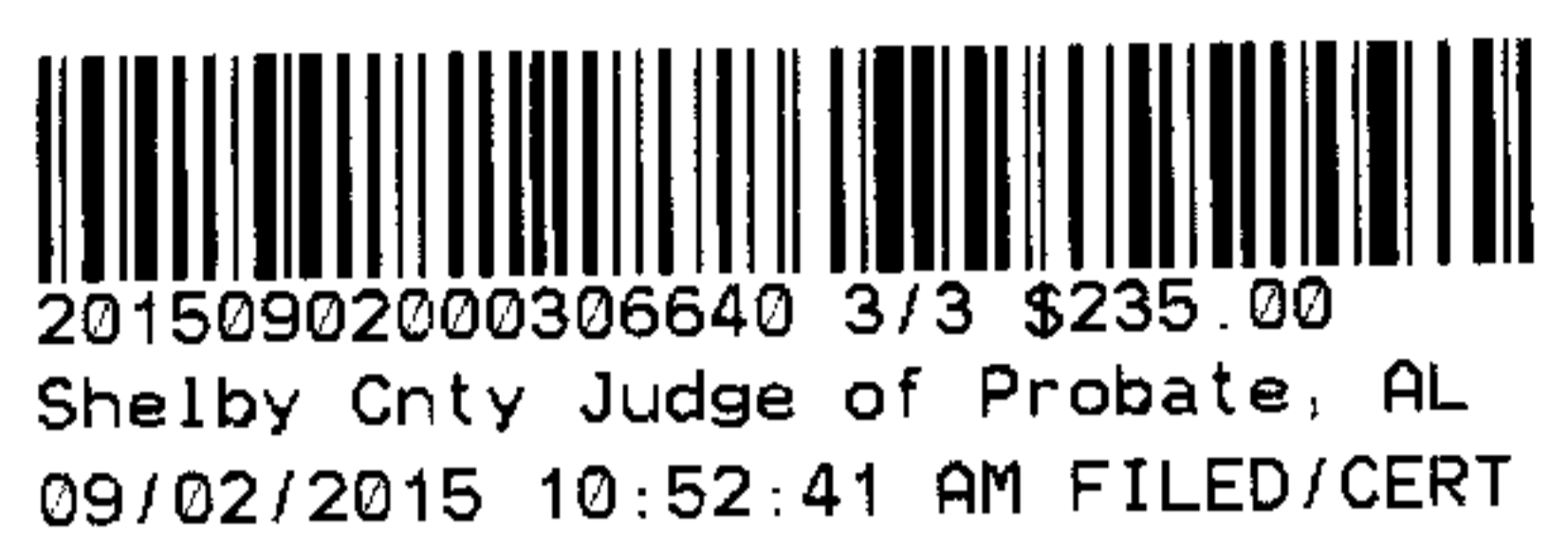
Grantee's Name JAMES KEVIN LYONS
Mailing Address 1120 Wright's Mill Rd
Auburn, AL 36830

Property Address 4616 Southlake Dr
HOOPER AL 35244

Date of Sale 8/17/15
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$429,700 1/2 = 214,850



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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 Sept 2, 2015

Print JAMES W. LYONS JR

Unattested
Karen Madsen
(verified by)

Sign James W. Lyons Jr
(Grantor/Grantee/Owner/Agent) circle one