

This instrument was prepared by

1795-

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of LOVE AND AFFECTION AND ONE (\$1.00) DOLLAR

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Margaret S. Lyon and husband, Raymond C. Lyon

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto our son, Raymond C. Lyon, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 12, Township 21 South, Range 1 West, thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 993.54 feet; thence turn an angle of 90 deg. 44 min. 18 sec. to the right and run a distance of 443.21 feet; thence turn an angle of 89 deg. 16' 23" to the right and run a distance of 993.57 feet to the West line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 12; thence turn an angle of 90 deg. 43' 53" to the right and run along said West line a distance of 443.02 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 12, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

According to survey of Frank W. Wheeler, Registered Land Surveyor, dated May 16, 1980.

Subject to the condition and covenant which is contained in the deed from Alvin M. Stinson and wife, Frances Stinson, to the grantor, Margaret S. Lyon which is dated July 15, 1980, relative to the sale and conveyance of said property during their respective lives of said Alvin M. Stinson and wife, Frances Stinson, and said Margaret S. Lyon and husband, Raymond C. Lyon, said deed referred to having been recorded in Deed Book 327 at page 531, Office of Judge of Probate of Shelby County, Alabama.

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, 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, WE have hereunto set OUR hands(s) and seal(s), this day of April 14, 1982.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1982 APR 20 AM 9:31

Antonia M. Stinson, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martaret S. Lyon and husband, Raymond C. Lyon whose name S are signed to the foregoing conveyance, 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 and official seal this 14th day of April A. D., 1982

Kathy S. Dard

Notary Public.

My Commission Expires July 27, 1983

BOOK 339 PAGE 295

deed tax 8.00
rec 1.50
ad 1.00
78.50

