

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LAURA K. HUBER
2 HUNTERS TRACE
PELHAM, ALABAMA 35124

Inst # 1994-19356

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTEEN THOUSAND and 00/100 (\$113,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DENNIS R. LYONS and PATRICIA D. LYONS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LAURA K. HUBER, A MARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, ACCORDING TO THE MAP AND SURVEY OF HUNTER'S GLEN, AS RECORDED IN MAP BOOK 6, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993, which constitutes a lien, but are not yet due and payable until October 1, 1994.
2. 35 foot building line from the front lot line; a 10 foot utility easement along the rear lot line and a 7.5 foot utility easement along the Southerly lot line, as shown on the recorded map.
3. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & telegraph Company by instrument(s) recorded in Deed Book 296, Page 612.
4. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 292, Page 621.
5. Restrictions appearing of record in Misc. Book 11, page 433.
6. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 127, Page 394 and Deed Book 131, Page 322.

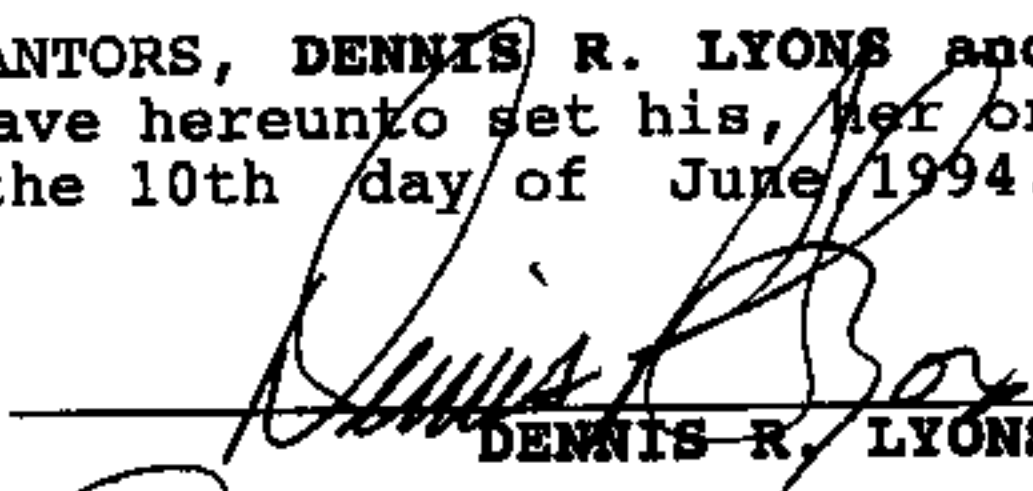
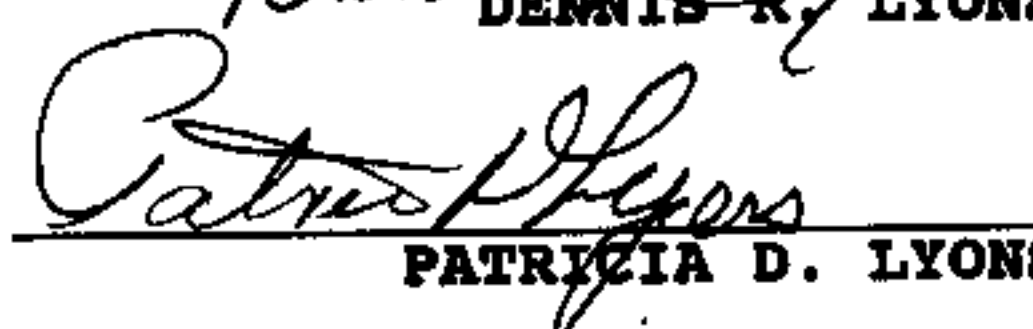
\$101,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

06/17/1994-19356
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.50

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

IN WITNESS WHEREOF, the said GRANTORS, DENNIS R. LYONS and PATRICIA D. LYONS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 10th day of June, 1994.


DENNIS R. LYONS

PATRICIA D. LYONS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DENNIS R. LYONS, PATRICIA D. LYONS whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10 day of June, 1994.


Notary Public

My commission expires: 7/16/94

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SHELBY COUNTY JUDGE OF PROBATE
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