

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY TWO THOUSAND FOUR HUNDRED & NO/100----
(\$92,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Mildred E. Campbell, a
single individual (herein referred to as grantors), do grant, bargain, sell and
convey unto Frank R. Lyons and wife, Patricia L. Lyons (herein referred to as
GRANTEES) for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, together with every contingent
remainder and and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 50, according to the Survey of Dearing Downs, Ninth Addition, Phase IV, as
recorded in Map Book 15, Page 96, in the Probate Office of Shelby County,
Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

\$83,150.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1930 Gallant Fox Drive, Helena, Alabama 35080
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon
the death of either of them, then to the survivor of them in fee simple, and to
the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with 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 stated 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 and seal, this 28th day of
September, 1994.

 (SEAL)

Mildred E. Campbell

Inst # 1994-30024

10/03/1994-30024

11:03 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 18.00

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that Mildred E. Campbell, a single individual whose name 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 28th day of September A.D., 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public

Inst # 1994-30024