

This instrument was prepared by:

Send Tax Notice To: _____

David Gespass
GESPASS & IZZI
3600 Clairmont Avenue
Birmingham, Alabama 35222
(205) 323-5966

WARRANTY DEED

STATE OF VIRGINIA
COUNTY OF

\$ 500.00

KNOW ALL PEOPLE BY THESE PRESENTS, that in consideration of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned grantor, Martha V. Lyon, does grant, bargain, sell and convey unto the Grantee, I. Harry Lyon, the following described real estate situated in Shelby County, Alabama to-wit:

Inst # 1994-30227

Unit "A", Building 11 of Chandalar South Townhouses, Phase II, located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in a Northerly direction, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 840.76 feet; thence 90 deg. left, in a Westerly direction a distance of 86.0 feet; thence 90 deg. left, in a Southerly direction, a distance of 19.7 feet to the point of beginning, said point being the intersection of Unit "A", and a wood fence extending along the Northwest side of said Unit "A" of said Building 11; thence 87 deg. 23 min. 41 sec. right, in a Southwesterly direction along the outer face of said wood fence, a distance of 15.2 feet to the Northwest corner of the wood fence extending across the fronts of Units "A", "B", "C" and "D" of said Building 11; thence 90 deg. left in a Southeasterly direction, along the outer face of said wood fence extending across the front of Unit "A", a distance of 25.65 feet to the centerline of a wood fence common to Units "A" and "B"; thence 90 deg. left, in a Northeasterly direction along the centerline of said wood fence; and the centerlines of a party wall, another wood fence, and a wall common to the storage building of Units "A" and "B", all centerlines being common to said Units "A" and "B", a distance of 71.7 feet to the Southeast corner of said storage building belonging to said Unit "A"; thence 90 deg. left, in a Northwesterly direction along the outer face of said storage building; a distance of 6.45 feet to the Northeast corner of said storage building; thence 90 deg. left in a Southwesterly direction along the outer face of said storage building, a distance of 4.2 feet to a point on the outer face of a fence that extends across the back of said Unit "A", thence 90 deg. right, in a Northwesterly direction along the outer face of said wood fence, a distance of 19.2 feet to the Northeast corner of a wood fence that extends along the Northwest side of

10/04/1994-30227
04:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D02 MCD 11.50

said Unit "A"; thence 90 deg. left, in a Southwesterly direction along the outer face of said wood fence and the outer face of said Unit "A", a distance of 52.3 feet to the point of beginning.

Situated in Shelby County, Alabama according to the Survey of Allen Whitley dated December 18, 1979.

TO HAVE AND TO HOLD Unto the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th
day of September, 1994.

Martha V. Lyon
Martha V. Lyon (Grantor)

STATE OF VIRGINIA

COUNTY OF LOUISA General Acknowledgement

I, LUANNE S. BRAGG, a Notary Public in and for said County, in said State, hereby certify that Martha V. Lyon, 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 13th day of September, 1994.

Luanne S. Bragg
Notary Public

My Commission Expires:

November 30, 1994

10/04/1994-30227
04:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 11.50