

Prepared without benefit of title evidence or survey

This instrument was prepared by

Conwill & Justice  
P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty-five Thousand and no/100 (\$25,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Helen S. Lyon, a widow; Patricia L. Dove, married; Dwight S. Lyon, married; J. T. Lyon, married; Linda Bailey, single; and Kay Miller, married herein referred to as grantors) do grant, bargain, sell and convey unto William Derek Largin and Starr M. Largin

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description.

Grantors are the sole surviving heirs at law of Farris Lyon, who died intestate on November 10, 1994.

Grantees' Address

2060 Highway 56  
Wilsonville, AL 35186

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 2nd day of December, 19 94.

WITNESSES

Helen S. Lyon (Seal)  
Helen S. Lyon  
Dwight S. Lyon (Seal)  
Dwight S. Lyon  
Linda Bailey (Seal)  
Linda Bailey

Patricia L. Dove (Seal)  
Patricia L. Dove  
J. T. Lyon (Seal)  
J. T. Lyon  
Kay Miller (Seal)  
Kay Miller

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen S. Lyon, a widow 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 2nd day of December A. D., 19 94

Form 31-A

Notary Public.

12/08/1994-36159  
03:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 NCD 45.00

Inst # 1994-36159

STATE OF Alabama )  
COUNTY OF Shelby )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patricia L. Dove, married

whose name(s) 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 2nd day of

December, 19 94.

NOTARY  
PUBLIC

William R. Justice  
Notary Public

My Commission Expires: 9/12/95

STATE OF Alabama )  
COUNTY OF Shelby )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dwight S. Lyon, married

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of

December, 19 94.

NOTARY  
PUBLIC

William R. Justice  
Notary Public

My Commission Expires: 9/12/95

STATE OF Alabama )  
COUNTY OF Shelby )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. T. Lyon, married

whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of

December, 19 94.

NOTARY  
PUBLIC

William R. Justice  
Notary Public

My Commission Expires: 9/12/95

STATE OF Alabama )  
COUNTY OF Shelby )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Linda Bailey, single

whose name(s) 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 2nd day of December, 19 94.

William R. Jester  
Notary Public

My Commission Expires: 9/12/95

STATE OF Alabama )  
COUNTY OF Shelby )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kay Miller, married

whose name(s) 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 2nd day of December, 19 94.

William R. Jester  
Notary Public

My Commission Expires: 9/12/95

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_

whose name(s) \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

EXHIBIT A

A portion of the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 27, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the NW corner of said N $\frac{1}{2}$  of the SE $\frac{1}{4}$  and run along the North line of said N $\frac{1}{2}$  of the SE $\frac{1}{4}$  North 89° 30' East a distance of 2666.4 feet to the NE corner of said N $\frac{1}{2}$  of the SE $\frac{1}{4}$ ; then South 2° 30' East a distance of 131.0 feet along the East line of said N $\frac{1}{2}$  of the SE $\frac{1}{4}$ ; then South 89° 30' West a distance of 1034.4 feet; then South 2° 30' East a distance of 576.0 feet to the Four Mile Road; then along said road North 83° West a distance of 319.8 feet to the West line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; then continuing along said road by two lines as follows: North 80° 30' West a distance of 661.0 feet, then North 81° 30' West a distance of 685.0 feet to the West line of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 27; then North 2° 30' West 394.2 feet to the point of beginning.

**LESS AND EXCEPT THE PROPERTY DESCRIBED IN DEEDS RECORDED AS FOLLOWS IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA:**

Deed Book 261, page 231  
Deed Book 307, page 578  
Deed Book 308, page 140  
Deed Book 309, page 921  
Deed Book 350, page 382  
Deed Book 350, page 384  
Deed Book 350, page 386  
Real Book 058, page 505  
Real Book 177, page 189  
Real Book 286, page 731

The above-described property is not the homestead of the Grantors or their respective spouses.

Inst # 1994-36159

12/08/1994-36159  
03:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 45.00