

This Instrument was prepared by:
R. Shan Paden
PADEN & PADEN
100 Concourse Parkway
Suite 130
Birmingham, Alabama 35244

Send Tax Notice to:

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED AND 00/100 (\$500.00) Dollars and other good and valuable consideration, to the undersigned GRANTORS, RAY C. LYON AND SHEILA F. LYON, HUSBAND AND WIFE (hereinafter referred to as GRANTORS), in hand paid by CRAYTON D. PATTERSON, JR., D/B/A PATTERSON HOMEBUILDERS (hereinafter referred to as GRANTEE), the receipt of which is hereby acknowledged, GRANTORS do by these presents, grant, bargain, sell and convey unto the GRANTEE the following described real estate, situated in the Shelby County, Alabama, to-wit:

Lot 12A, according to a Resurvey of Lot 12, Block 1, Altadena Woods, First Sector, recorded in Map Book 20, page 127, in the Probate Office of Shelby County, Alabama.

Subject to any and all restrictive covenants or easements of record.

Subject property is not the homestead of the GRANTORS.

This deed was prepared without the benefit of a title search.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever. And we do for ourselves, our heirs, executors, administrators, successors and assigns covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, administrators, successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said GRANTORS, have hereunto set their signatures and seals, this the 14th day of OCTOBER, 1996.


RAY C. LYON


SHEILA F. LYON

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RAY C. LYON AND SHEILA F. LYON, HUSBAND AND WIFE have 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 have executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of OCTOBER, 1996.


Notary Public

Inst # 1996-35401

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10/24/1996-35401

01:23 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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