

Inst # 1999-26228

06/24/1999-26228

08:18 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

WARRANTY DEED 001 C&H 9.50

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

Dianne B. Lyon, as Executrix under the Last Will and Testament of Wyatt Monroe Benson, deceased; and Dianne B. Lyon, as Executrix under the Last Will and Testament of Ruby Wilson Benson, deceased

(herein referred to as Grantor), grant, bargain, sell and convey unto

Dianne B. Lyon, a single woman

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit: An undivided 80% interest in and to the following described property:

Lot 56, according to the map and survey of Quail Run, Phase 3, as recorded in Map Book 7, pages 159 and 159-A, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

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

Dianne B. Lyon

(Seal)

Dianne B. Lyon, Executrix under the Last Will and Testament of Wyatt Monroe Benson, deceased

Dianne B. Lyon

(Seal)

Dianne B. Lyon, Executrix under the Last Will and Testament of Ruby W. Benson, deceased

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned Garry C. Hill, a Notary Public in and for said County, in said State, hereby certify that Dianne B. Lyon, Executrix, 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 7TH day of JUNE, A.D., 1999

Garry C. Hill
Notary Public

MY COMMISSION EXPIRES MARCH 15, 2000