

This instrument was prepared by

Send Tax Notice To: James W. Lyons, Jr.
name
4616 S. Lakeridge Drive
address
Birmingham, Alabama 35244

(Name) Coxley, Moncus & Ward, P.C.

(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED EIGHTY FOUR THOUSAND AND NO/100-----
DOLLARS (\$384,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Janice H. George

(herein referred to as grantors) do grant, bargain, sell and convey unto James W. Lyons, Jr. and wife, Barbara A. Lyons

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 10, according to the Amended Map of LakeRidge Subdivision, as recorded in
Map Book 12, Page 51, in the Probate Office of Shelby County, Alabama.

Inst # 2000-00711

01/07/2000-00711
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HNS 392.30

\$ 225,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 29th
day of December, 19 99.

(Seal)

(Seal)

(Seal)

Janice H. George (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that
Janice H. George
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 29th day of December, A.D., 19 99

Claude M. Moncus

Notary Public