

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 204, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Ray & Sheila Lyon
3612 Wyngate Lane
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of three hundred ninety three thousand and no/100, dollars (\$393,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

Nelson Thomas Russell, Jr. and spouse Barbara S. Russell

(herein referred to as grantor), do hereby grant, bargain, sell and convey unto

Raymond Carl Lyon and spouse Sheila F. Lyon

(herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 20, in Block 4, according to the Amended Map of Wyngate, First Sector, as recorded in Map Book 12, Page 1, in the Probate Office of Shelby County, Alabama.

From the purchase price of three hundred ninety three thousand and no/100 dollars (\$393,000.00), two hundred eighteen thousand and no/100 dollars (\$218,000.00) is from a purchase money first mortgage from ABN AMRO Mortgage Group, Inc., its successors and/or assigns as their interests may appear, given with this deed and recorded simultaneously herewith.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs 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 and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 15th day of April, 2002.

Nelson Thomas Russell, Jr.

Nelson Thomas Russell, Jr.

Barbara S. Russell

Barbara S. Russell

04/23/2002-18814
11:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MHW 186.00
General Acknowledgment

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Philander K. Smartt, III, a Notary Public in and for said County, in said State, hereby certify that Nelson Thomas Russell, Jr. and Barbara S. Russell whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2002.

Philander K. Smartt, III

Notary Public

My Commission Expires: 2/1/03

Inst # 2002-18814