

9500

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DEAN LYON  
2110 AMBERLEY WOODS TERR.  
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$124,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES C. BURTON and SHANNA T. BURTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DEAN LYON and LEA ANN LYON, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 22, ACCORDING TO THE SURVEY OF AMBERLEY WOODS, 2<sup>ND</sup> SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. PERMIT TO ALABAMA POWER COMPANY RECORDED IN DEED BOOK 236, PAGE 966.
3. EASEMENT TO SOUTHERN NATURAL GAS RECORDED IN DEED BOOK 90, PAGE 29; DEED BOOK 90, PAGE 279; DEED BOOK 90, PAGE 315 AND DEED BOOK 91, PAGE 406.
4. RESTRICTIONS AS RECORDED IN INST. NO. 1995-16236 AND INST. NO. 1997-19419.
5. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN LIS PENDENS BOOK 4, PAGE 468 AND DEED BOOK 271, PAGE 741.
6. EASEMENT TO COLONIAL PIPELINE RECORDED IN DEED BOOK 223, PAGE 437 AND DEED BOOK 267, PAGE 834.
7. PIPE LINE PERMITS AS RECORDED IN DEED BOOK 91, PAGE 407 AND DEED BOOK 91, PAGE 409

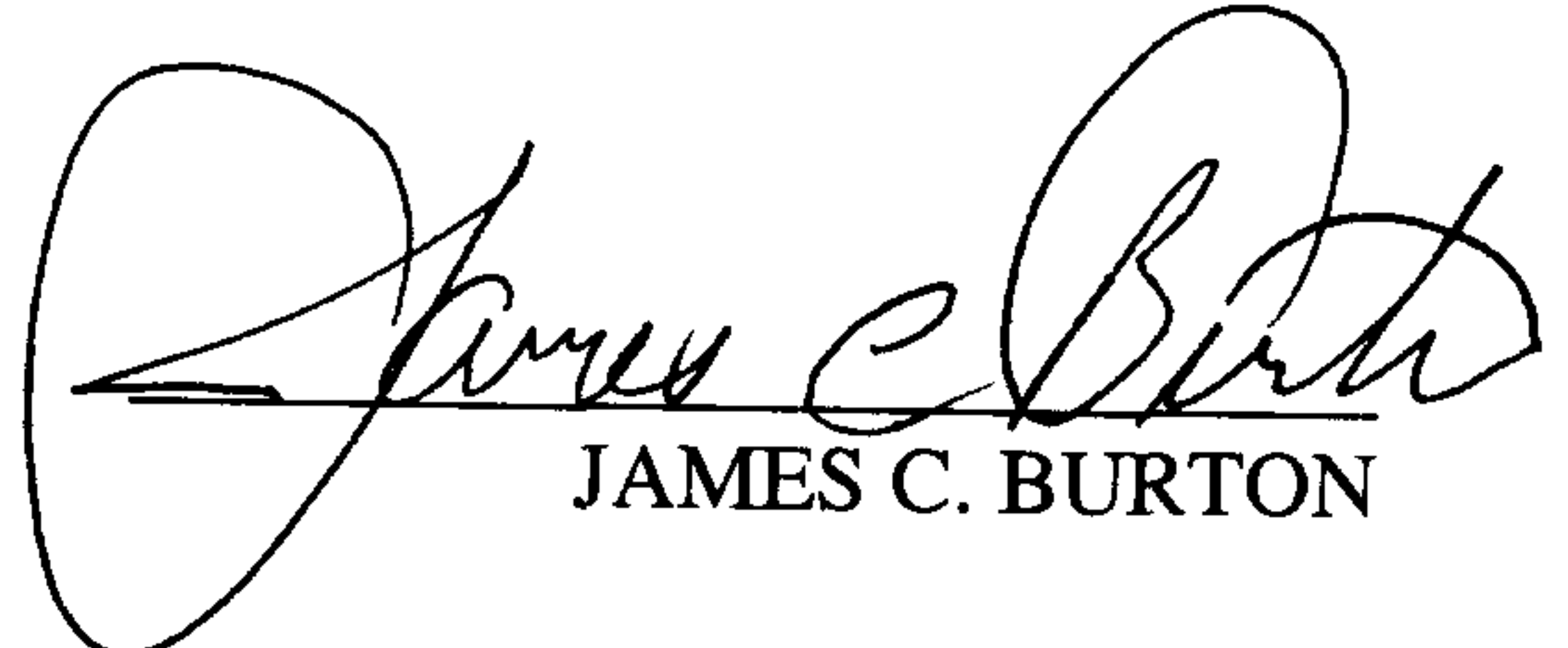
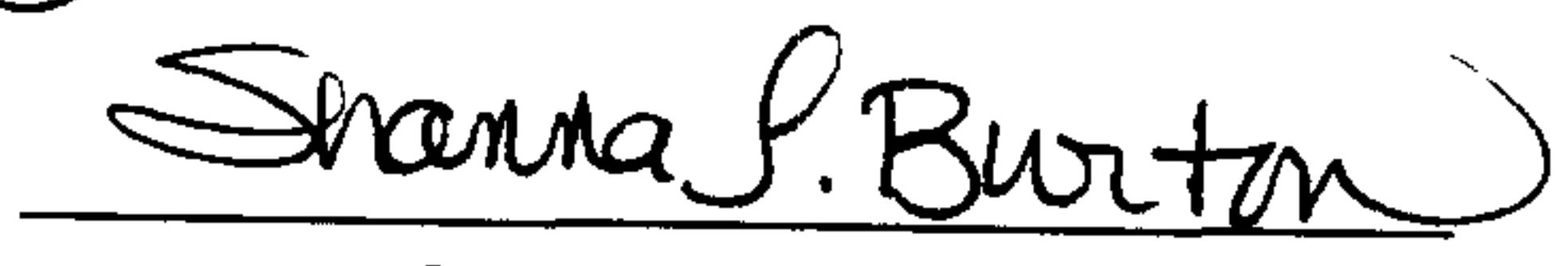
- 8. 20-FOOT BUILDING SET BACK LINE FROM AMBERLEY WOODS TERRACE A SHOWN ON RECORDED MAP.
- 9. 30-FOOT EASEMENT ACROSS THE SOUTH SIDE OF SAID LOT AS SHOWN ON RECORDED MAP.

\$99,500.00 of the consideration herein was derived from a mortgage closed 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES C. BURTON and SHANNA T. BURTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of July, 2003.

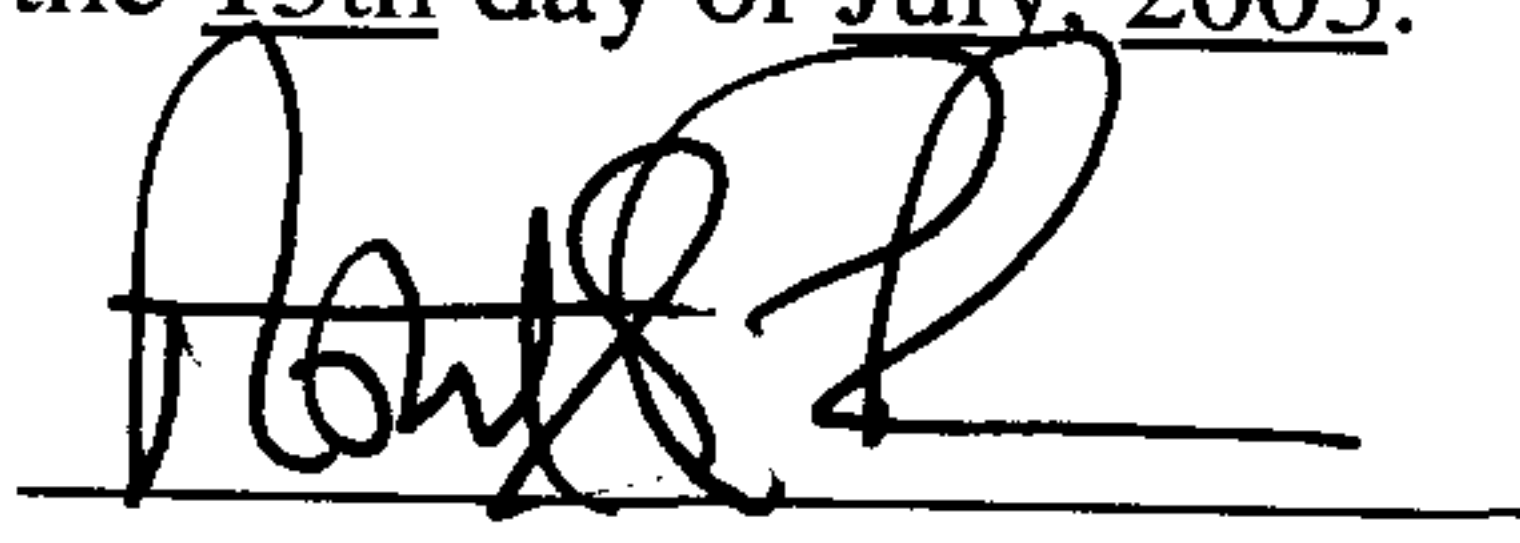
  
 JAMES C. BURTON  
  
 SHANNA T. BURTON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES C. BURTON and SHANNA T. BURTON, HUSBAND AND WIFE, 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of July, 2003.

  
 Notary Public

My commission expires: 7/1/06