

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Law Offices of Christopher R. Smitherman, LLC  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Alice L. Lyons  
10225 Highway 22  
Calera, AL 35040

  
20051101000567380 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/01/2005 01:26:54PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )      **WARRANTY DEED: JOINT TENANCY**  
                    )      **WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **One Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars** (\$119,900.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Keith Ledsome and wife, Carri Ledsome, and Eva B. Harding, an unmarried person**, hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Alice L. Lyons, and husband, Robert L. Lyons**, hereinafter called "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 35, according to the Survey of Ivanhoe, as recorded in Map Book 6 Page 58 and amended map recorded in Map Book 6, Page 70, in the Probate Office of Shelby County, Alabama.**

**Situated in Shelby County, Alabama.**

**Subject to all items of record.**

**PURCHASE MONEY FIRST AND SECOND MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HEREWITH, IN FAVOR OF MORTGAGEAMERICA, INC., IN THE SUM OF \$95,920.00 and \$23,980.00.**

**TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.**

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 28<sup>th</sup> day of October, 2005.**

**GRANTORS**

Carri Ledsome as Ld. PoA  
Keith Ledsome (L.S.)  
Keith Ledsome  
By: Carri Ledsome as Limited  
Power of Attorney, as recorded in the  
Probate Office of Shelby County, Alabama,  
in Inst # 20051101000567370

Carri Ledsome as Ld PoA

Eva B. Harding (L.S.)  
Eva B. Harding  
By: Carri Ledsome as Limited  
Power of Attorney, as recorded in the  
Probate Office of Shelby County,  
Alabama, in Inst # 20051101000567360

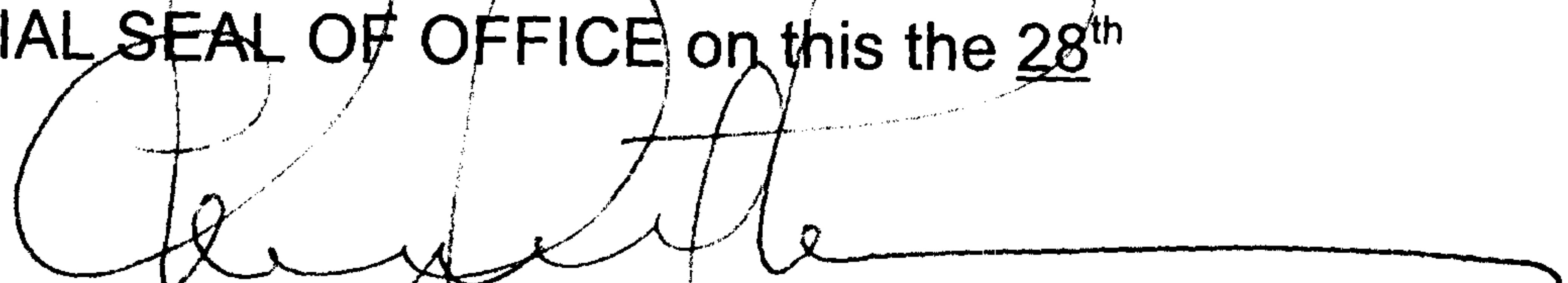
Carri Ledsome (L.S.)  
Carri Ledsome

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STATE OF ALABAMA )  
SHELBY COUNTY )      ACKNOWLEDGMENT  
                    )

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that *Carri Ledsome as Limited Power of Attorney for Keith Ledsome* is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Limited Power of Attorney executed the same voluntarily on the day the same bears date.

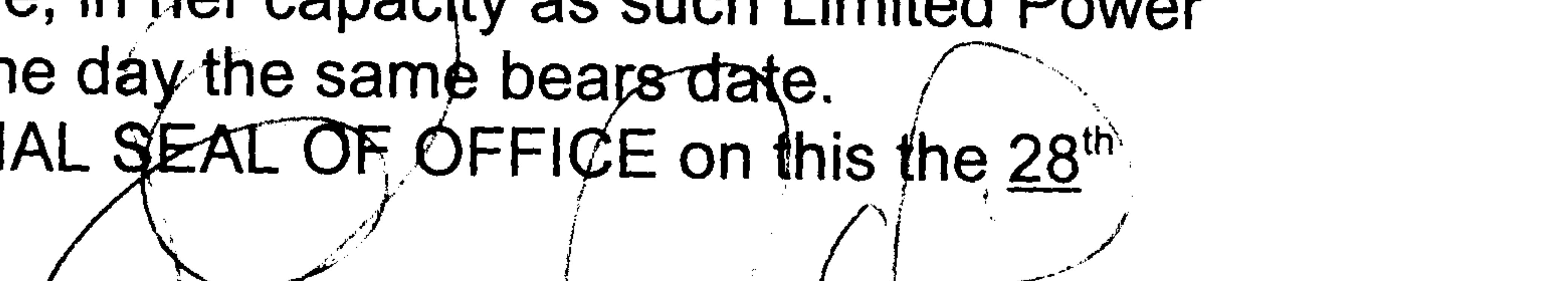
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28<sup>th</sup> day of October, 2005.

  
NOTARY PUBLIC  
My Commission Expires: 5/13/2008

STATE OF ALABAMA )  
SHELBY COUNTY )      ACKNOWLEDGMENT  
                    )

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that *Carri Ledsome as Limited Power of Attorney for Eva B. Harding* is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Limited Power of Attorney executed the same voluntarily on the day the same bears date.

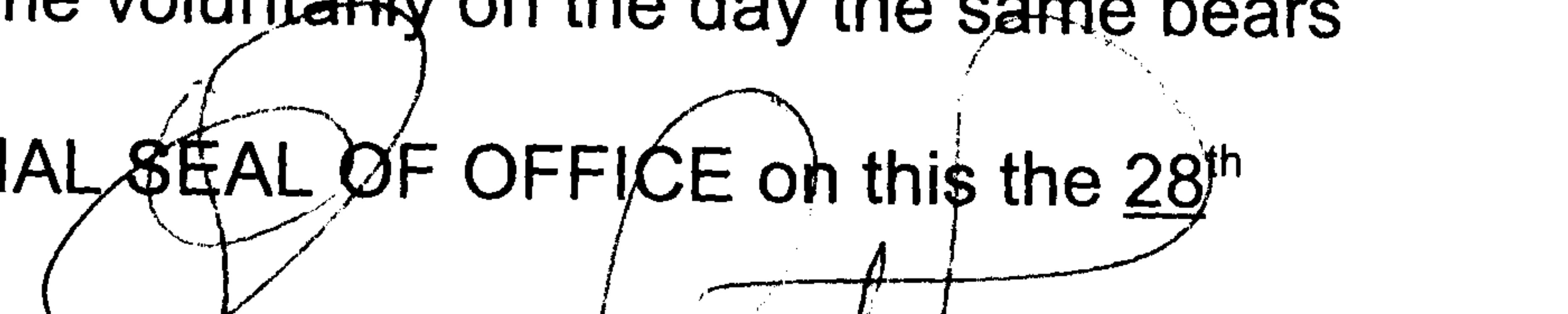
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28<sup>th</sup> day of October, 2005.

  
NOTARY PUBLIC  
My Commission Expires: 5/13/2008

STATE OF ALABAMA )  
SHELBY COUNTY )      ACKNOWLEDGMENT  
                    )

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, *Carri Ledsome*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 28<sup>th</sup> day of October, 2005.

  
NOTARY PUBLIC  
My Commission Expires: 5/13/2008