20060302000099770 1/2 $79.00
Shelby Cnty Judge of Probate,AL
03/02/2006 02:25:20PM FILED/CERT

Shelby County, AL 03/02/2006
State of Alabama

Deed Tax:$65.00

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Double Oak Properties Limited Liability Company
3010 Hampton Circle
Birmingham, AL 35242

WARRANTY DEED

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

That in consideration of Two Hundred Sixty Thousand and No/100, ($260,000.00), DOLLARS, in hand paid to the undersigned, Trevis M. Lyon, a single person, (hereinafter referred to as "GRANTOR"), by Double Oak Properties Limited Liability Company, a limited liability company, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 57, according to the Final Plat of Eagle Trace - Phase 2, as recorded in Map Book 30, Page 38, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2006.
2. Building lines as shown by recorded map.
3. Easements as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Right of way to Shelby County, recorded in Deed Volume 278, Page 889, in the Probate Office of Shelby County, Alabama.
6. Right of way to the State of Alabama for widening of Highway 280, recorded in Probate Minutes 42, Page 267, in the Probate Office of Shelby County, Alabama.
7. Right of way to Shelby County, recorded in Volume 278, Page 893, in the Prob ate Office of Shelby County, Alabama.
8. Right of way granted to Alabama Power Company by instrument recorded in Volume 111, Page 408; Volume 124, 491; Volume 124, Page 516 and Volume 146, Page 408, in the Probate Office of Shelby County, Alabama.
9. Restrictions or covenants and limitations recorded in Volume 206, Page 448, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
10. Restrictions recorded in Instrument #20021118000575900 amended in Instrument #20021209000615240, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

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$195,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, has hereto set his signature and seal, this 27th day of February, 2006.

_____(SEAL)
Trevis M. Lyon

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Trevis M. Lyon, a single person, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2006.

_____
NOTARY PUBLIC
My commission expires: My Commission Expires 5/21/2008