VALUE: _	
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SEND TAX NOTICE TO:

Stephanie Lyon Kirkpatrick

8/0,000

20061023000521770 1/2 \$24.00 Shelby Cnty Judge of Probate, AL 10/23/2006 01:11:39PM FILED/CERT

This instrument was prepared by: WALLACE, ELLIS, FOWLER & HEAD P. O. Box 587 Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and Love and Affection to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **John T. Lyon** and wife, **Shirley Ann Lyon** (herein referred to as Grantors), grant, bargain, sell, and convey unto **Stephanie Lyon Kirkpatrick** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 90° 00' 00" W, a distance of 596.26'; thence N 00° 00' 00" E, a distance of 333.43' to the POINT OF BEGINNING; thence N 22° 12' 01" E, a distance of 210.00'; thence N 51° 53' 15" W, a distance of 216.57'; thence S 22° 11' 59" W, a distance of 210.00'; thence S 51° 53' 15" E, a distance of 216.57' to the POINT OF BEGINNING.

Said Parcel containing 1.00 acres, more or less.

ALSO AND INCLUDING a 30' Ingress/Egress and Utility Easement lying 15' either side of and parallel to the following described centerline:

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 90° 00' 00" W, a distance of 596.26'; thence N 00° 00' 00" E, a distance of 333.43'; thence N 22° 12' 01" E, a distance of 210.00'; thence N 51° 53' 15" W, a distance of 192.79' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N 46° 45' 20" E, a distance of 33.75'; thence N 01° 51' 23" W, a distance of 293.07'; thence N 02° 37' 59" E, a distance of 402.29'; thence N 00° 06' 17" W, a distance of 393.74'; thence N 06° 58' 08" W, a distance of 440.37'; thence N 07° 51' 07" E, a distance of 127.40' to the Southerly R.O.W. line of Shelby County Highway 56, 80' R.O.W. and the POINT OF ENDING OF SAID CENTERLINE.

According to the survey of Rodney Y. Shiflett, Al. Reg. #21784, dated October 3, 2006.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this <u>19</u> day of October, 2006.

John T. Lyon

Shirley Ann Lyon

20061023000521770 2/2 \$24.00 Shelby Cnty Judge of Probate, AL 10/23/2006 01:11:39PM FILED/CERT

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John T. Lyon** and wife, **Shirley Ann Lyon**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of October, 2006.

Notary Public

Shelby County, AL 10/23/2006 State of Alabama

Deed Tax:\$10.00