15312

20070104000004300 1/2 $283.00
Shelby Cnty Judge of Probate,AL
01/04/2007 01:49:06PM FILED/CERT

Shelby County, AL 01/04/2007
State of Alabama

Deed Tax:$267.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

RAY LYON
3612 WYNGATE LANE
BIRMINGHAM, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED SIXTY SIX THOUSAND NINE HUNDRED DOLLARS 00/100 ($266,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ALLISON LYNN KINTON, A MARRIED WOMAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **RAY LYON and SHEILA LYON, HUSBAND and WIFE, and EDDIE TERRELL and ERIN TERRELL, 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 8, according to the Survey of Riverchase Country Club 1st Addition Phase III, as recorded in Map Book 8, Page 179, in the Probate Office of Shelby County, Alabama.

*****THIS PROPERTY DID NOT CONSTITUTE THE HOMESTEAD OF GRANTOR'S SPOUSE*****

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.

2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.

3. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 14, PAGE 536, MISC. BOOK 17, PAGE 550, MISC. BOOK 34, PAGE 549 AND INST. NO. 1999-16568.

4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 311, PAGE 801 AND VOLUME 332, PAGE 554.

5. AGREEMENT GRANTED TO SANITARY SEWER AS RECORDED IN REAL VOLUME 6, PAGE 861.

6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.

$.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

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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, **ALLISON LYNN KINTON**, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of December, 2006.

Allison L. Kinton
ALLISON LYNN KINTON

STATE OF ALABAMA
COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ALLISON LYNN KINTON**, 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 28th day of December, 2006.

Notary Public

My commission expires: 9.29.2010

GEORGE M. VAUGHN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE