

WARRANTY DEED

20070502000203940 1/2 \$81.50
Shelby Cnty Judge of Probate, AL
05/02/2007 03:31:11PM FILED/CERT

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED THIRTY-SIX THOUSAND FIVE HUNDRED and 00/100 Dollars (\$336,500.00) the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Trevis M. Lyon, an unmarried man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto to Gari L. Estill and Barbara Lynn Estill (herein referred to as grantees) 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 Final Plat of the Mixed use Subdivision Inverness Highlands, as recorded in Map Book 34, Page 45 A and B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the current year;
2. Easements, building lines and restrictions as shown on recorded map;
2. Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, Page 878.
3. Easement to Water Works Board of the City of Birmingham recorded in Volume 312, Page 926.
4. Easement recorded in Volume 347, Page 866.
5. Easement for Alabama Power Company recorded in Real 340, Page 804; Real 348; Page 751; Misc. Volume 14, Page 424; Real 34, Page 614; Real 84, Page 298; Real 340, Page 816; Real 105, Page 875 and Real 131, Page 763.
6. Restrictions appearing of record in Real 268, Page 605 and Inst. No.: 20050110000014390.
7. Easement to Shelby County Education Board recorded in Inst. No.: 1999-29881.
8. Easement to BellSouth Telecommunications recorded in Inst. No.: 1999-29883.
9. Declarations of Protective Covenants (Residential) as recorded in Inst. No.: 20031205000788490.
10. Easement Agreement recorded in Inst. No.: 20041221000695220.
11. Restrictions regarding Alabama Power Company recorded in Inst. No.: 20050204000058110.
12. Right-of-way to Residential Association recorded in Inst. No.: 20050425000197760.

\$269,200.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to said grantees, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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 grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of April, 2007.

Trevis M. Lyon
by *Ernest M. Pitt, Jr.* (Seal) *Esq. AIF*
Trevis M. Lyon

STATE OF KENTUCKY)
COUNTY OF BOYD) General Acknowledgment

I hereby certify that Ernest M. Pitt, Jr., whose name as Attorney in Fact for Trevis M. Lyon, an unmarried man, has signed the foregoing conveyance and who is known to me, acknowledge before me this date that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the same bears date.

Given under my hand and official seal this 30th day of April, 2007.

Bry Wallare
Notary Public

My commission expires: 8-27-07

Send Tax Notice To:

This Instrument Prepared By:

Jeffrey E. Rowell


Post Office Box 26427

Birmingham, Alabama 35260

(205) 979-9070

Shelby County, AL 05/02/2007
State of Alabama

Deed Tax: \$67.50


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