

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Paul David Lyon
~~411 E. Main Street~~ *P.O. Box 62*
Wilsonville,, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy Five Thousand dollars and Zero cents (\$75,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James W. McKinnon, a married man, Lynda Howell, a married woman and Mary Carden, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Paul David Lyon and Donna S. Lyon (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the Northwest corner of the SE ¼ of the NE ¼ of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence easterly along the North boundary of said ¼-1/4 section (also North boundary of the Cosper Lot) 396 feet, more or less, to the West boundary of said road; thence right 90 degrees 01 minute in a southerly direction along said West boundary 210.00 feet, more or less, to the Southeast corner of said Cosper lot, and the true point of beginning of the parcel of land herein conveyed; thence 90 degrees 40 minutes right in a westerly direction along the South boundary of said Cosper lot 200.,00 feet; thence 90 degrees 40 minutes left in a southerly direction 180.00 feet; thence 89 degrees 20 minutes left in an easterly direction 200.00 feet, more or less, to intersection with said West boundary of a road; thence 90 degrees 40 minutes left in a northerly direction along said West boundary of a road 180.00 feet, more or less, to the point of beginning. Situated in Shelby County,

Subject to taxes for 2008 and subsequent years.

Grantors herein are all the Heirs at Law of J.W. McKinnon and Lucille G. McKinnon.

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 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

(\$63,750.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of December, 2008.

James W. McKinnon (Seal)
James W. McKinnon

Lynda Howell (Seal)
Lynda Howell

Mary L. Carden (Seal)
Mary Carden

20081223000473730 1/1 \$22.50
Shelby Cnty Judge of Probate, AL
12/23/2008 10:24:51AM FILED/CERT

Shelby County, AL 12/23/2008
State of Alabama

Deed Tax: \$11.50

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. McKinnon, Lynda Howell and Mary Carden 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December 2008.

[Signature]
Notary Public

