



20090824000325590 1/2 \$257.00  
 Shelby Cnty Judge of Probate, AL  
 08/24/2009 02:44:26 PM FILED/CERT

Send tax notice to:  
 RAYMOND CARL LYON  
 213 BRADBERRY LANE  
 BIRMINGHAM, AL, 35242

This instrument prepared by:  
 Charles D. Stewart, Jr.  
 Executive Real Estate Group, LLC  
 4898 Valleydale Road, Suite A-2  
 Birmingham, AL 35242

Shelby County, AL 08/24/2009  
 State of Alabama  
 Deed Tax : \$243.00

STATE OF ALABAMA  
 Shelby COUNTY

2009482

**WARRANTY DEED**

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Three Thousand and 00/100 Dollars (\$243,000.00) to the undersigned, JAMES ALEC FULLER, A Married Man, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN S. FULLER, SHELBY COUNTY PROBATE COURT CASE NUMBER PR-2008-000237 (hereinafter referred to as Grantor) in hand paid by RAYMOND CARL LYON and SHEILA F. LYON (hereinafter referred to as Grantees), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF COBBLESTONE SQUARE SUBDIVISION, AS RECORDED IN MAP BOOK 16, PAGE 153, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. RESTRICTIVE COVENANTS WITH ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 1993-24586.
3. RESTRICTIONS APPEARING OF RECORD IN MAP BOOK 16, PAGE 153; INSTRUMENT NO. 1992-15358; INSTRUMENT NO. 1993-2851; INSTRUMENT NO. 1993-27599; INSTRUMENT NO. 1993-27600 AND INSTRUMENT NO. 1993-24586, BUT DELETING ANY RESTRICTIONS BASED ON RATE, COLOR, CREED OR NATIONAL ORIGIN.
4. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 320, PAGE 30.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, JAMES ALEC FULLER, PERSONAL



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REPRESENTATIVE OF THE ESTATE OF HELEN S. FULLER, SHELBY COUNTY  
PROBATE COURT CASE NUMBER PF-2008-000237, who is authorized to execute this  
conveyance, has hereunto set his signature and seal on this the 7 day of  
Aug, 2009.

James A. Fuller

JAMES ALEC FULLER  
AS PERSONAL REPRESENTATIVE OF THE  
ESTATE OF HELEN S. FULLER, SHELBY  
COUNTY PROBATE COURT CASE NUMBER  
PR-2008-000237

STATE OF Maryland  
COUNTY OF Baltimore

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that JAMES ALEC FULLER, signed the foregoing instrument, and who is known  
to me, acknowledged before me on this day, that, being informed of the contents of the  
said instrument, he, in his capacity as PERSONAL REPRESENTATIVE OF THE  
ESTATE OF HELEN A. FULLER and with full authority, executed the same voluntarily  
for and as the act of said Estate.

Given under my hand and official seal this the 7 day of August, 2009.

Patricia S. Fishback

Notary Public  
Print Name:  
Commission Expires:

**PATRICIA S. FISHBACK**  
NOTARY PUBLIC  
BALTIMORE CITY  
MARYLAND  
MY COMMISSION EXPIRES JUNE 01, 2010