

THIS INSTRUMENT WAS PREPARED BY:
MARGARET CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
ROBERT SCOTT LYERLY and wife, JENNIFER KATE LYERLY
3007 BOWROW ROAD
HELENA, ALABAMA 35080

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, G. DENNIS O'BRIEN and wife, JEANNENE P. O'BRIEN, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ROBERT SCOTT LYERLY and wife, JENNIFER KATE LYERLY, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 73, Fallston, Sector 3-Phase I, as recorded in Map Book 20, Page 140, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


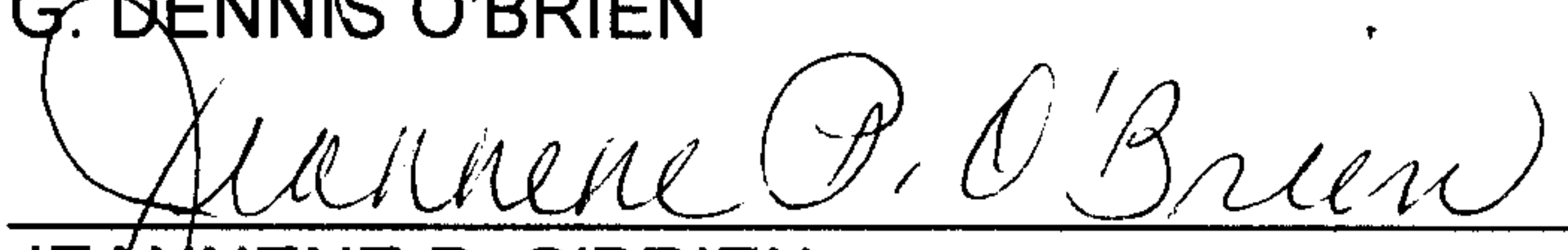
1. Taxes for the year 2010, which are a lien but not yet due and payable until October 1, 2010.
2. A 30 foot building setback line from Bowron Road as show on recorded Plat Book 20, Page 140.
3. Building setback line(s) and easement(s) as shown on recorded plat.
4. Rights or claims of parties in possession not shown by Public Records.
5. The restrictive covenants contained in instrument filed for record in Inst. #1996-06250.
6. A 10 foot easement across the rear of lot as shown on recorded plat.

\$170,000.00 OF THE HEREINABOVE STATED PURCHASE PRICE WAS PAID FROM A PURCHASE MONEY MORTGAGE HELD BY THE GRANTORS OF EVEN DATE AND FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their 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 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 10TH day of MAY, 2010.


G. DENNIS O'BRIEN

JEANNENE P. O'BRIEN



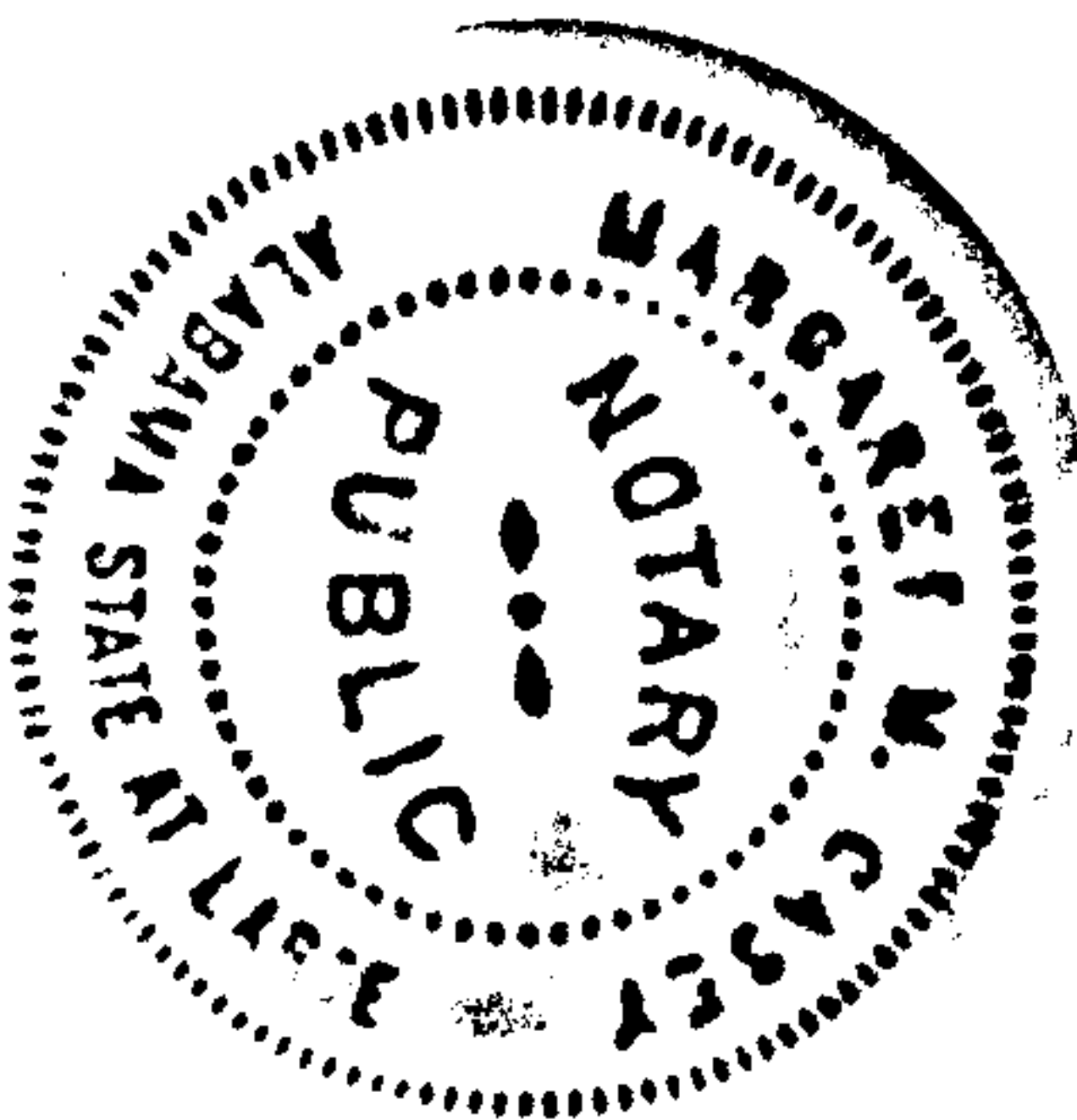
20100512000149560 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/12/2010 12:51:38 PM FILED/CERT


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that G. DENNIS O'BRIEN and wife, JEANNENE P. O'BRIEN, 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 10TH day of MAY, 2010.




NOTARY PUBLIC
My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 15, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Deed Tax : \$5.00