


SEND TAX NOTICE TO:

John T. Lyon and Shirley Ann Lyon

1700 Highway 56

Wilsonville, Alabama 35186

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20100826000275980 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
08/26/2010 02:31:14 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

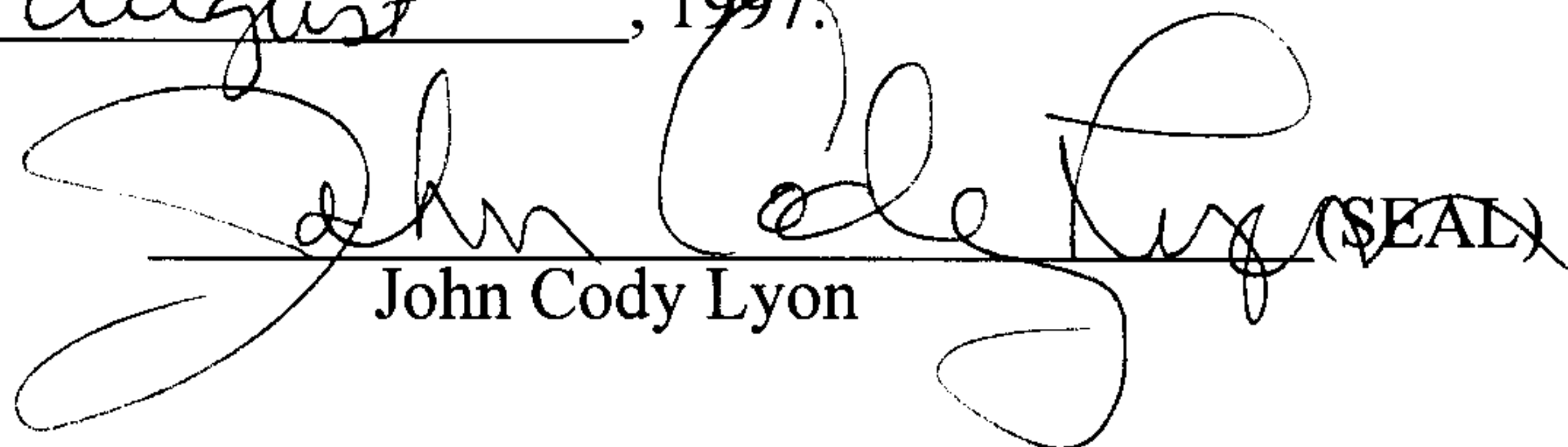
That in consideration of One and no/100 (\$1.00) DOLLAR and Love and Affection to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, John Cody Lyon (herein referred to as grantor) do grant, bargain, sell and convey unto John T. Lyon and wife, Shirley Ann 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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein.

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.

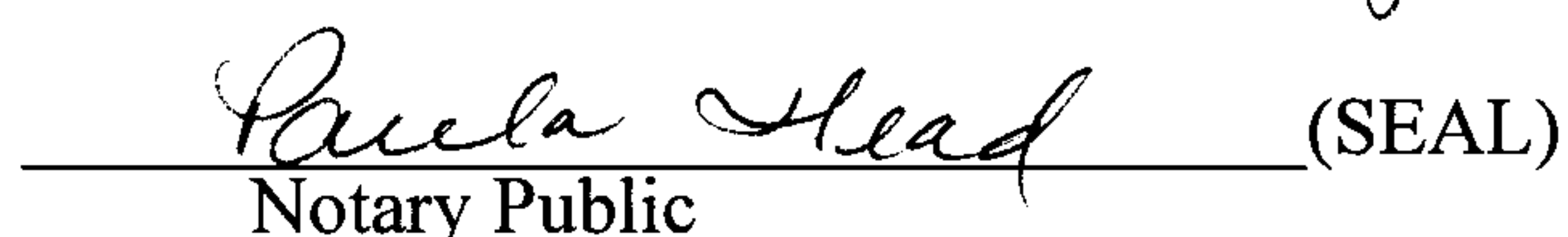
IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 30 day of August, 1997.


John Cody Lyon (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Cody Lyon, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of August, 1997.


Notary Public (SEAL)

Deed Tax : \$10.00

EXHIBIT "A"



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Parcel One:

A part of the $W\frac{1}{2}$ of $W\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 27, Township 20, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the SW corner of said $W\frac{1}{2}$ of $W\frac{1}{2}$ of $SE\frac{1}{4}$; thence North 2 deg. 30' West 2,260.0 feet to the Four Mile Road; thence along Four Mile Road South 81 deg. 30' East, 685.0 feet; thence South 2 deg. 30' East 2176.3 feet to the South line of said $W\frac{1}{2}$ of $W\frac{1}{2}$ of $SE\frac{1}{4}$; thence along the South line of said Quarter Section South 89 deg. 30' West 660.0 feet to the point of beginning.

Containing 33.5 acres.

There is excepted from this conveyance; however, one and one-half acres, more or less, owned by Doyle Wallis.

Subject to easements and rights of way of record.

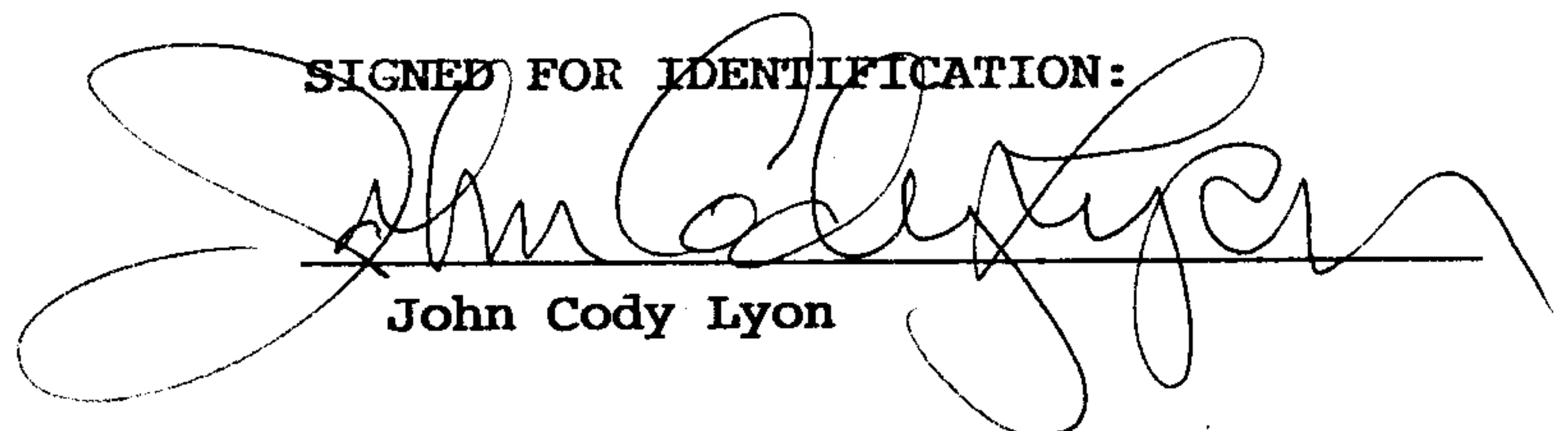
Parcel Two:

A part of the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 27, Township 20, Range 1 East, more particularly described as follows: Commence at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run thence South along the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section and along the East line of the Four Mile Road a distance of 132 feet to point of beginning, which said point is the Southwestern corner of the lot deeded to Dewey McDonald and Emmie McDonald by deed dated February 10, 1970, and recorded in the Probate Records of Shelby County, Alabama; thence run Southeasterly along the Southern boundary of said lot deeded to Dewey McDonald and Emmie McDonald a distance of 485 feet to a point, which point is 209 feet due South of the North line of said forty; thence turn an angle of 90 deg. to the right and run Southerly a distance of 244 feet, more or less, to the centerline of the Four Mile Road; thence turn to the right and run Westerly along the Centerline of said Road to a point, which point is 290 feet Due south of the point of beginning; thence turn to the right and run Northerly 290 feet, more or less, to the point of beginning.

Parcel Three:

From the N.W. corner of the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$, Section 27, Township 20 South, Range 1 East, run thence south along the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ and along the East boundary of Four Mile Road a distance of 132 ft.; thence, run Southeasterly along the Southern boundary of Dewey McDonald's property a distance of 473.17 ft. to the point of beginning; thence, left 84 deg. 18 min. a distance of 217.81 ft.; thence right 81 deg. 36 min. a distance of 160.95 ft.; thence right 92 deg. 51 min. a distance of 517.51 ft.; thence, right 91 deg. 31 min. a distance of 181.26 ft.; thence, right 88 deg. 21 min. a distance of 287.98 ft. to the point of beginning.

SIGNED FOR IDENTIFICATION:


John Cody Lyon