

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
1813 Third Avenue N. Ste 200
Bessemer, AL 35020

NICHOLAS D. LYONS
340 WILLOW LEAF CIRCLE
WILSONVILLE, AL 35186

**STATE OF ALABAMA
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED**

Know All Men by These Presents: That in consideration of One Hundred Seventy-Nine Thousand Nine Hundred and 00/100 (\$179,900.00) Dollars to the undersigned grantor, **EMBASSY HOMES, LLC, ALABAMA LIMITED LIABILITY CO.**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **NICHOLAS D. LYONS and SERGIA M. LYONS**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 312, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137A, 137B and 137C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.**
2. **BUILDING LINE(S) AS SHOWN BY RECORDED MAP.**
3. **EASEMENT(S) AS SHOWN BY RECORDED MAP.**
4. **RESTRICTIONS AS SHOWN BY RECORDED MAP.**
5. **NO FURTHER SUBDIVISION OF LOTS AS RESTRICTED BY RECORDED MAP.**
6. **NOTE: MAP BOOK MAP BOOK 38, PAGE 137A, 137B AND 137C SHOWS THE FOLLOWING RESERVATION: SINK HOLE PRONE AREAS – THE SUBDIVISION SHOWN HEREIN INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY, PLANNING COMMISSIONER AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS THAT THE SUBDIVISION LOTS AND STREET ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. “AREA UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY”.**
7. **DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 20070725000346410 AND ADDENDUM TO SAID DECLARATION RECORDED IN INSTRUMENT 20071023000490210, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**
8. **GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS REGARDING ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20071109000517700, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**



20120713000251080 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
07/13/2012 01:05:12 PM FILED/CERT

9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME 103, PAGE 182 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RIGHT OF WAY TO SHELBY COUNTY, RECORDED IN VOLUME 147, PAGE 571, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. EASEMENT TO BELLSOUTH, AS RECORDED IN INSTRUMENT 20071218000568300, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$176,434.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

IN WITNESS WHEREOF, the said **R. SHAN PADEN** as **CLOSING AGENT** of **EMBASSY HOMES, LLC**, has hereunto subscribed his name on this the 11th day June of 2012.

EMBASSY HOMES, LLC




BY: R. SHAN PADEN
ITS: CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

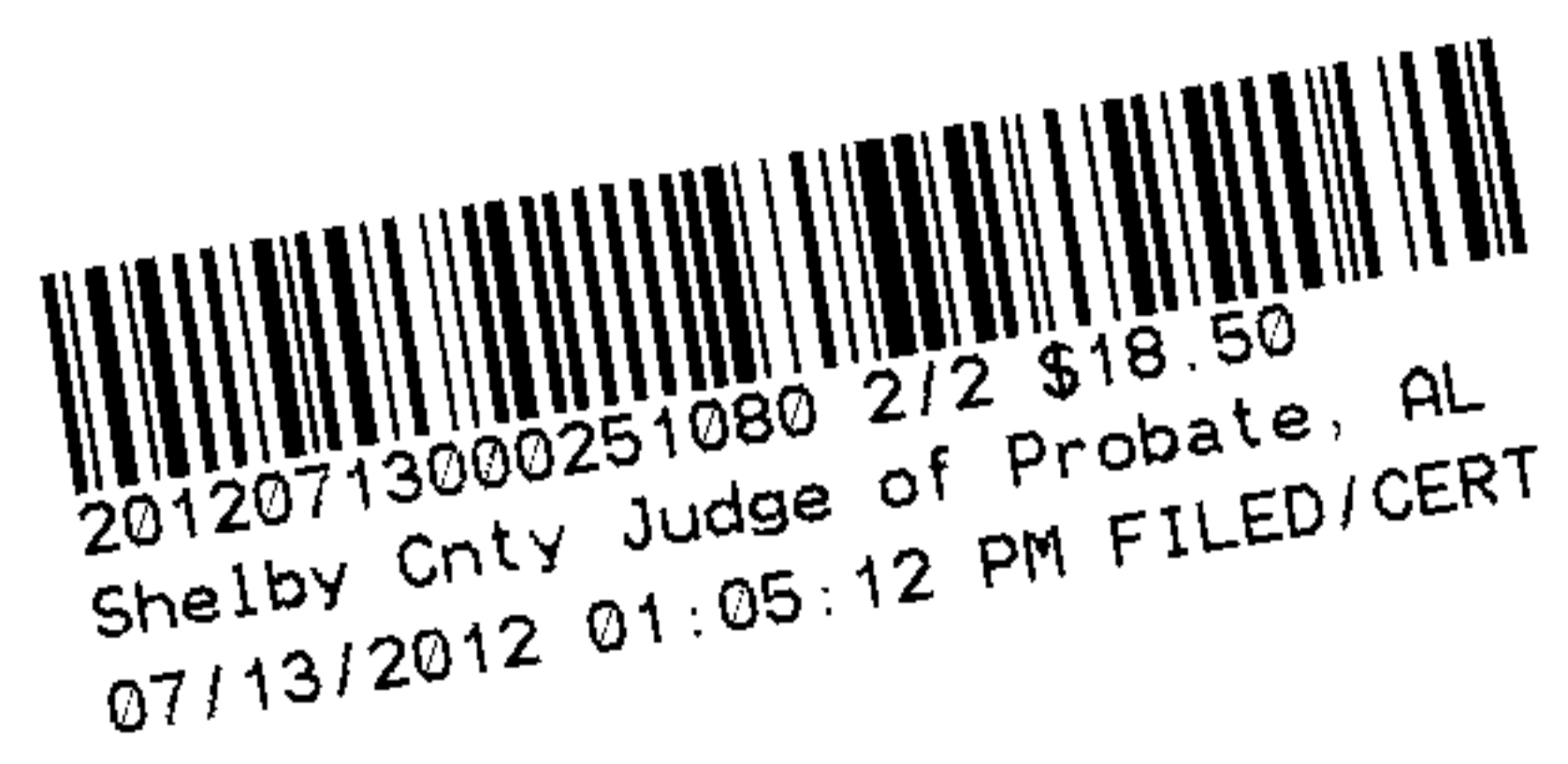
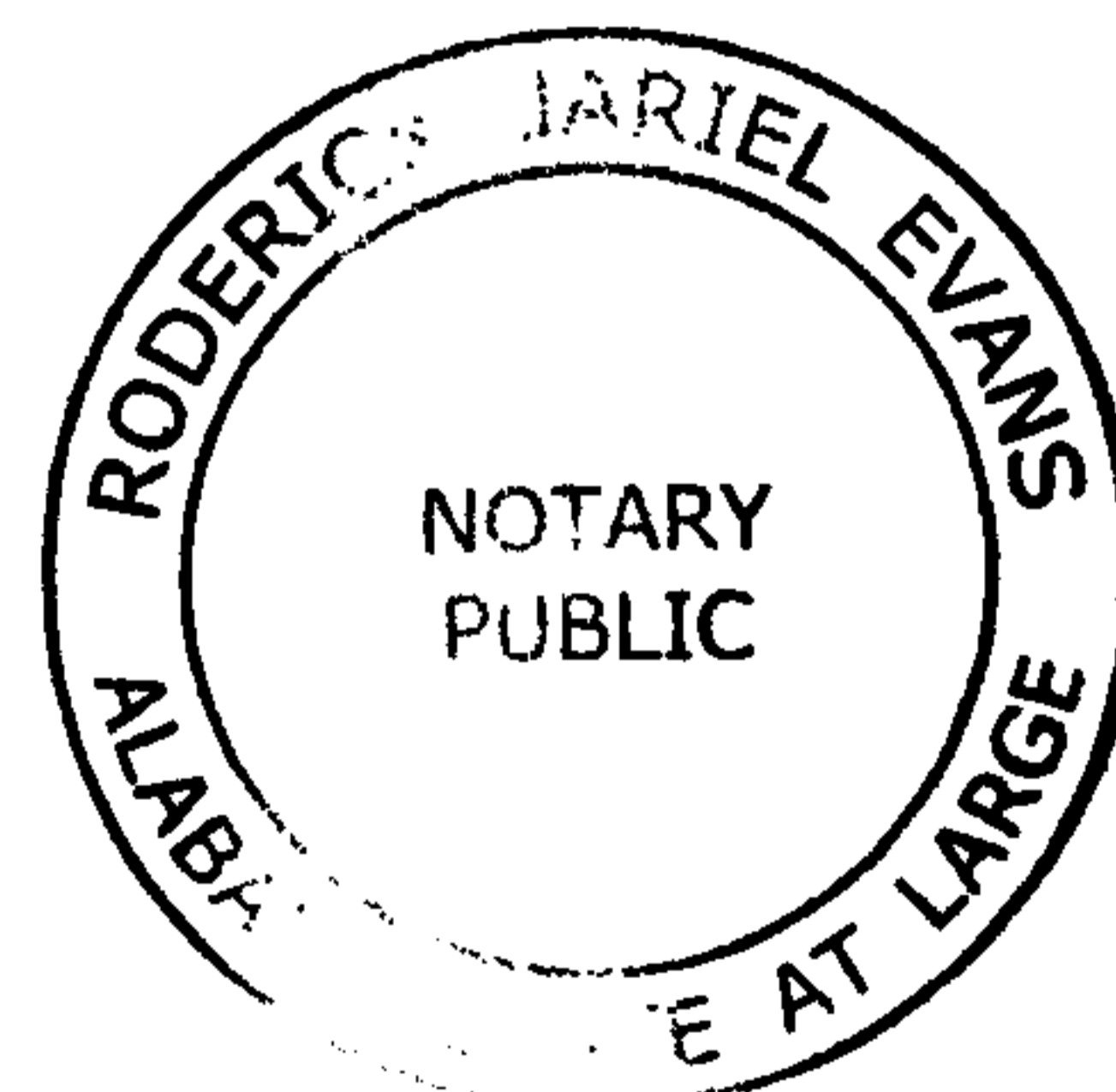
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **R. SHAN PADEN**, whose name as **CLOSING AGENT** of **EMBASSY HOMES, LLC, AN ALABAMA LIMITED LIABILITY CO.**, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand this the 11th day June of 2012.


Notary Public

My commission expires: March 14, 2016



Shelby County, AL 07/13/2012
State of Alabama
Deed Tax: \$3.50