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12/20/2021 01:49:16 PM
DEEDS 1/5

SEND TAX NOTICE TO:

Gary M. Davis and Andrew M. Davis
25470 Hwy 25
Columbiana, AL 35051
File #: **PEN2100157**

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Margaret Sharon Lyon White, aka Margaret L. White, a married woman, whose address is 513 Reach Drive, Birmingham, AL 35242, (as to Parcel 1 & 3), Raymond Carl Lyon, Jr., aka Raymond C. Lyon, Jr., a married man, whose address is 3612 Wyngate Cir, Birmingham, AL 35242, (as to Parcel 1 & 2), and Karen L. Lyon, an unmarried woman, William Raymond Lyon, an unmarried man and Samantha Jane Lyon, an unmarried woman, Heirs at Law of Sam Martin Lyon, deceased, having died on or about the 30th day of August, 2021, whose address is 7813 NW 40th St, Coral Springs, FL 33065 (as to Parcel 1 & 4),** (hereinafter "Grantor", whether one or more), by **Gary M. Davis and Andrew M. Davis**, whose address is 25470 Hwy 25, Columbiana, AL 35051, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is Vacant Land - 4 Parcels, Columbiana, AL 35051, to-wit:**

Parcel 1:

The N 1/2 of the NE 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 1 West, being more particularly described as follows: Begin at the NE corner of the NE 1/4 of the NE 1/4 of Section 13, Township 21 South, Range 1 West, and run South along the East line of said 1/4-1/4 section a distance of 658.86 feet; thence turn an angle to the right of 89 deg. 19' 22" and run West along the South line of the N 1/2 of said 1/4-1/4 section a distance of 1323.30 feet to a point on the West line of said 1/4-1/4 section; thence run North along the West line of said 1/4-1/4 section a distance of 660.93 feet to the NW corner of said 1/4-1/4 section; thence run East along the North line of said 1/4-1/4 section a distance of 1324.85 feet to the point of beginning.

Also, the W 1/2 of the W 1/2 of the E 1/2, of the SW 1/2 of the SE 1/4 of Section 12, Township 21 South, Range 1 West, being more particularly described as follows: Begin at the NW corner of the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 1 West, and run thence East along the North line of said 1/4-1/4 section a distance of 993.54 feet; thence turn an angle to the right of 90 deg. 44' 18" and run South along the East line of the W 1/2 of the E 1/2 of said 1/4-1/4 section a distance of 1329.63 feet to a point on the South line of said 1/4-1/4 section; thence run West along the South line of said 1/4-1/4 section a distance of 993.63 feet to the SW corner of said 1/4-1/4 section; thence run North along the West line of said 1/4-1/4 section a distance of 1329.06 feet to the point of beginning.

Parcel 2:

Begin at the Northwest corner of the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 1 West, thence run East along the North line of said 1/4-1/4 section a distance of 993.54 feet; thence turn an angle of 90 deg. 44 min. 18 sec. to the right and run a distance of 443.21 feet; thence turn an angle of 89 deg. 16' 23" to the right and run a distance of 993.57 feet to the West line of said SW 1/4 of the SE 1/4, Section 12; thence turn an angle of 90 deg. 43' 53" to the right and run along said West line a distance of 443.02 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Parcel 3:

Commence at the Northwest corner of the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 1 West, thence run South along the West line of said 1/4-1/4 section a distance of 443.02 feet to the point of beginning; thence turn an angle of 90 deg. 43' 53" to the left and run a distance of 993.57 feet; thence turn an angle of 90 deg. 43' 37" to the right and run a distance of 443.21 feet; thence turn an angle of 89 deg. 17' 03" to the right and run a distance of 993.60 feet to the West line of said SW 1/4 of the SE 1/4, Section 12; thence turn an angle of deg. 43' 13" to the right and run along said West line a distance of 443.02 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Parcel 4:

Begin at the Southwest corner of the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 1 West, thence run North along the West line of said 1/4-1/4 section a distance of 443.02 feet; thence turn an angle of 89 deg. 16' 47" to the right and run a distance of 993.60 feet; thence turn an angle of 90 deg. 42' 57" to the right and run a distance of 443.21 feet; thence turn an angle of 89 deg. 28' 44" to the right and run a distance of 993.63 feet to the point of beginning. Situated in the SW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

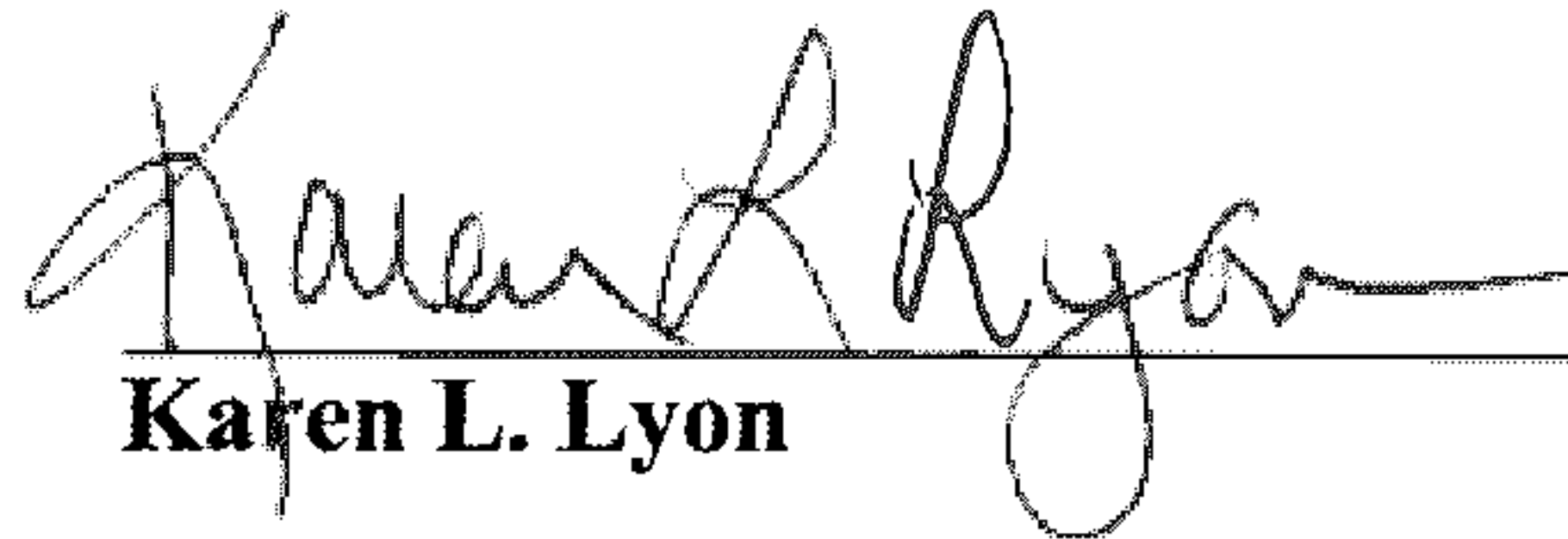
This property does not constitute the homestead of the grantors, nor their spouses as defined in §-6-10-3, Code of Alabama

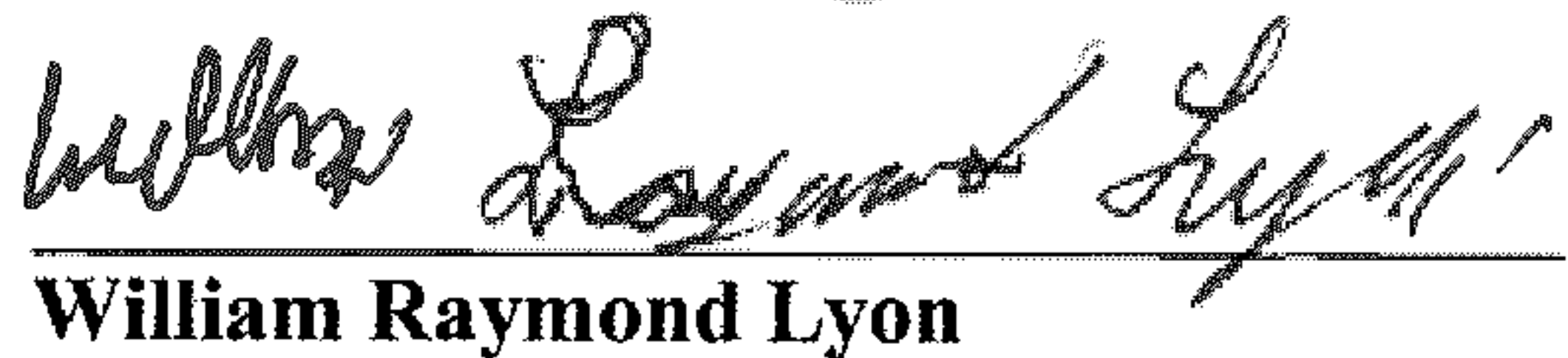
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

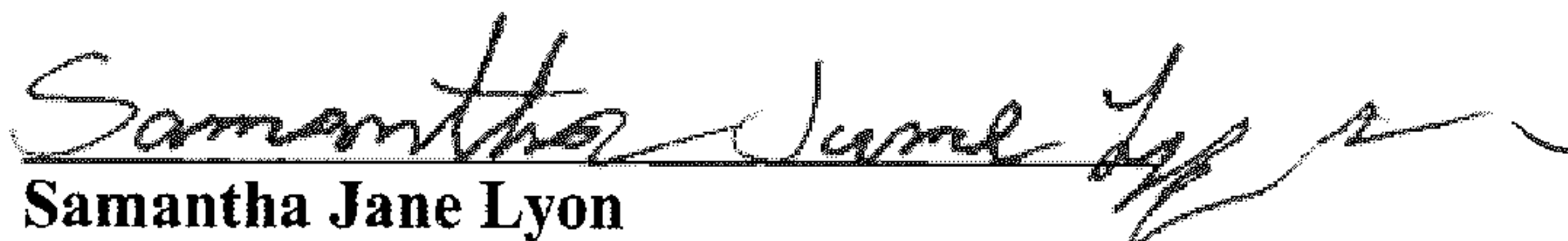
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 9 day of December, 2021.


Karen L. Lyon


William Raymond Lyon

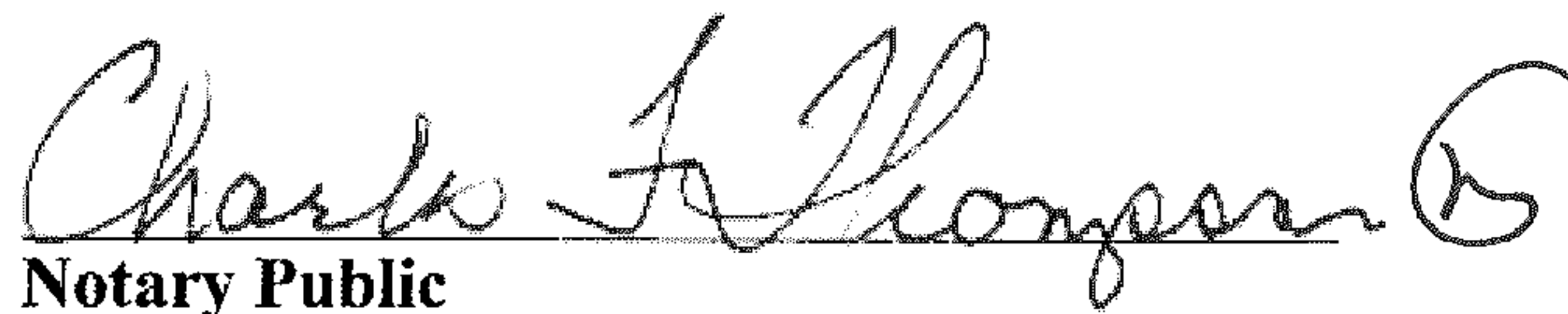

Samantha Jane Lyon

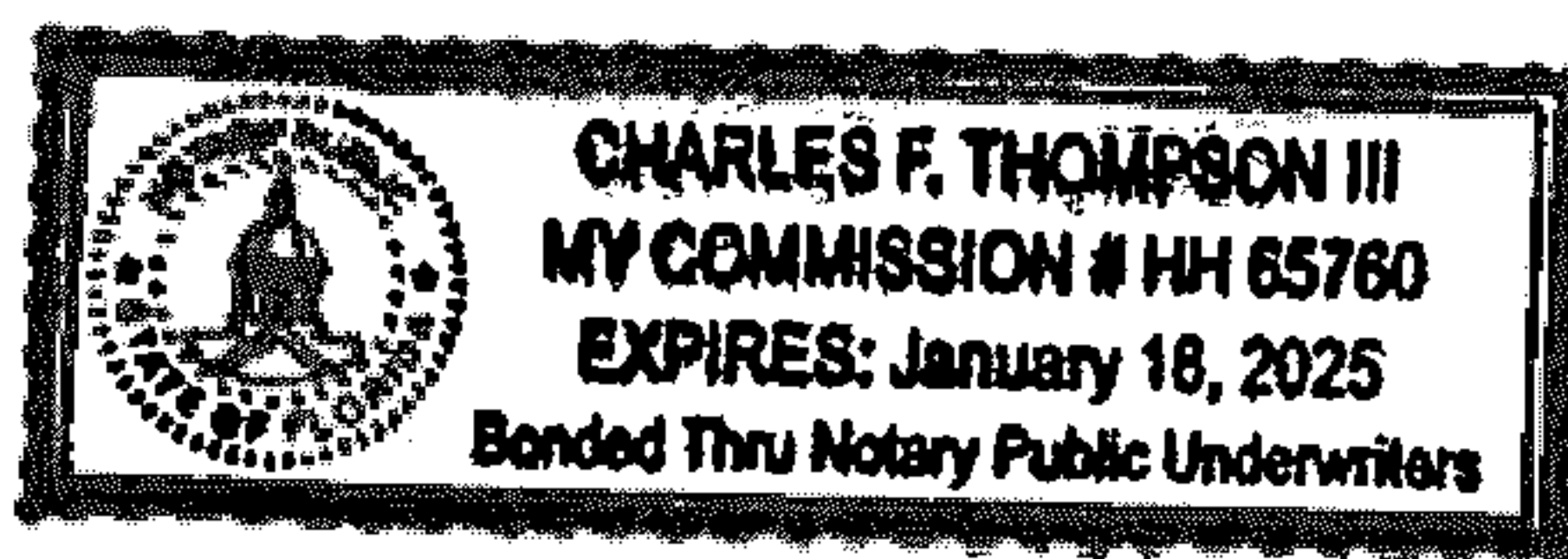
State of Florida

County of Broward

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Karen L. Lyon, William Raymond Lyon and Samantha Jane Lyon**, 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 on this 9 day of December, 2021.


Notary Public



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of December, 2021.

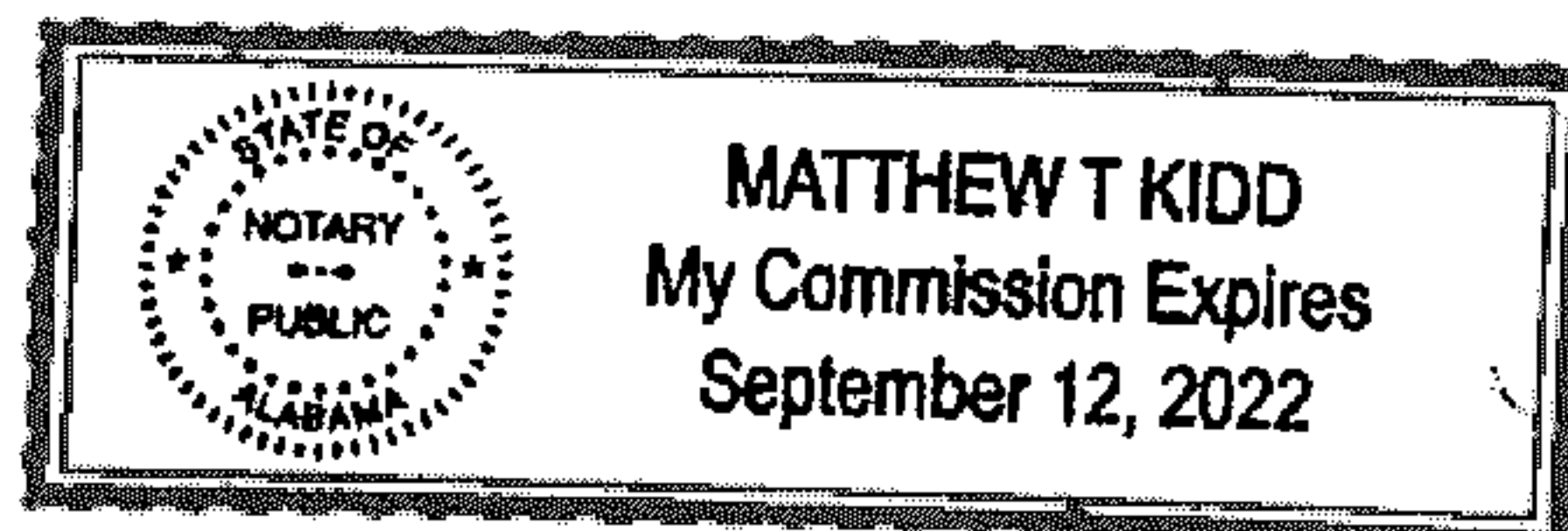
Margaret Sharon Lyon White
Margaret Sharon Lyon White

State of ALABAMA
County of Jefferson

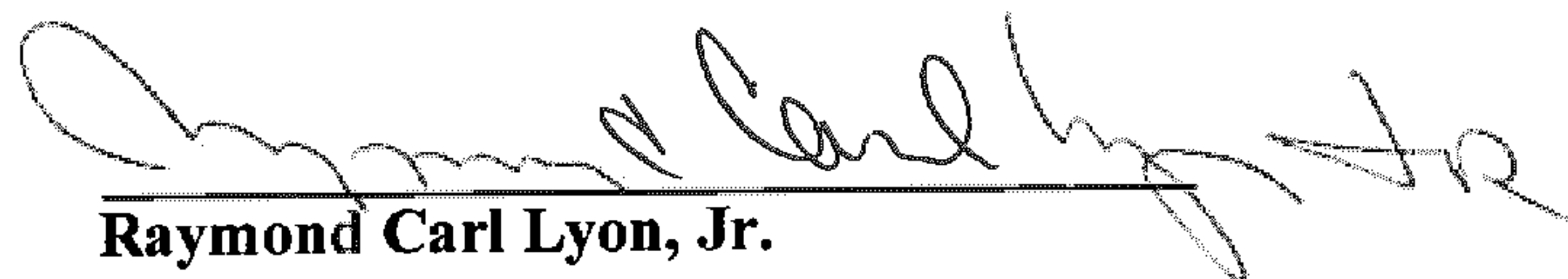
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Margaret Sharon Lyon White**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she executed the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

Given under my hand and official seal on this 10th day of December, 2021.

[Signature]
Notary Public



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of December, 2021.

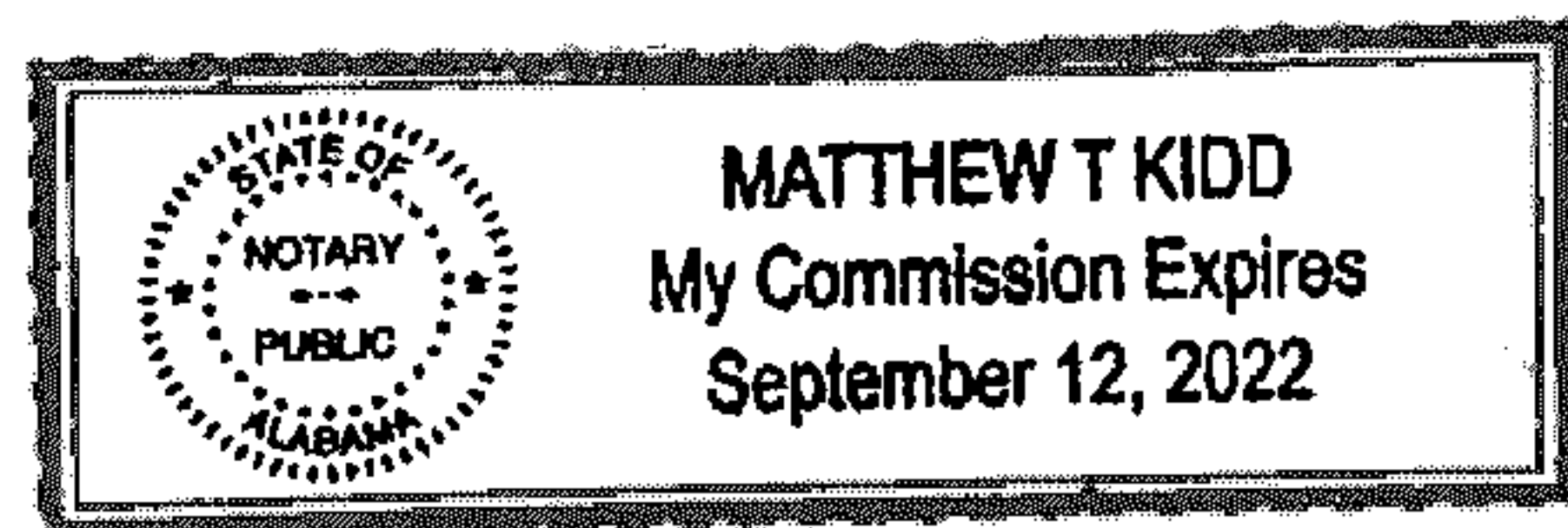

Raymond Carl Lyon, Jr.

State of ALABAMA
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Raymond Carl Lyon, Jr.**, 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 on this 10th day of December, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2021 01:49:16 PM
\$214.00 JOANN
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Allen S. Bayl