

THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OF A SURVEY,
OR A TITLE SEARCH, BY:
Nathan Gordon, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Kathleen S. Reuse Lyon
470 Highgate Hill Road
Indian Springs, AL 35124

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 13th day of October, 2022, by **Kathleen Lyon**, an unmarried woman ("Grantor"), to **Kathleen Lyon**, as Trustee of the **Kathleen S. Reuse Revocable Trust, dated May 1, 2012** (hereinafter referred to as the "Grantee").

WHEREAS, title to the Property (defined below) is vested in the Grantor pursuant to that certain Clerk's Deed, dated August 10, 2022 from the Circuit Clerk of Shelby County, Alabama, on behalf of Paul David Lyon, as grantor, to Kathleen Lyon, which was recorded in the Shelby County, Alabama Real Estate Records as Instrument # 20221004000379150 on October 4, 2022; and

WHEREAS, Grantor desires to convey the Property to Grantee as provided herein.

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described as follows (the "Property");

Lot 2, according to the map of Highgate Manor Subdivision, as recorded in Map Book 35, Page 78, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements and appurtenances thereto belonging or in anyway appertaining and all right, title and interest of Grantors in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to the following permitted exceptions:

1. ad valorem taxes not yet due and payable;
2. all matters of public record recording including, but not limited to, easements, restrictions, covenants, and rights of way;
3. any and all matters that would be shown by a current accurate survey of the Property;

4. any mineral interests and all rights incident thereto previously conveyed, transferred, leased, excepted or reserved; and
5. laws, regulations, resolutions and ordinances, including without limitation, building, zoning and environmental protection, as to the use, occupancy, subdivision, development, conversion or redevelopment of the Property imposed by any governmental authority.

TO HAVE AND TO HOLD, to the said Grantee and its successors and assigns forever.

Grantor does for themselves, their heirs, successors and assigns, covenant with Grantee and its successors and assigns, that Grantor and their heirs, successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Grantor hereby warrants that the Property constitutes the homestead of Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Kathleen Lyon
470 Highgate Hill Road
Indian Springs, Alabama 35124

Grantee's Name and Mailing Address:

Kathleen Lyon as Trustee of the Kathleen S. Reuse
Revocable Trust
470 Highgate Hill Road
Indian Springs, Alabama 35124

Property Address: 470 Highgate Hill Road, Indian Springs, Alabama 35124

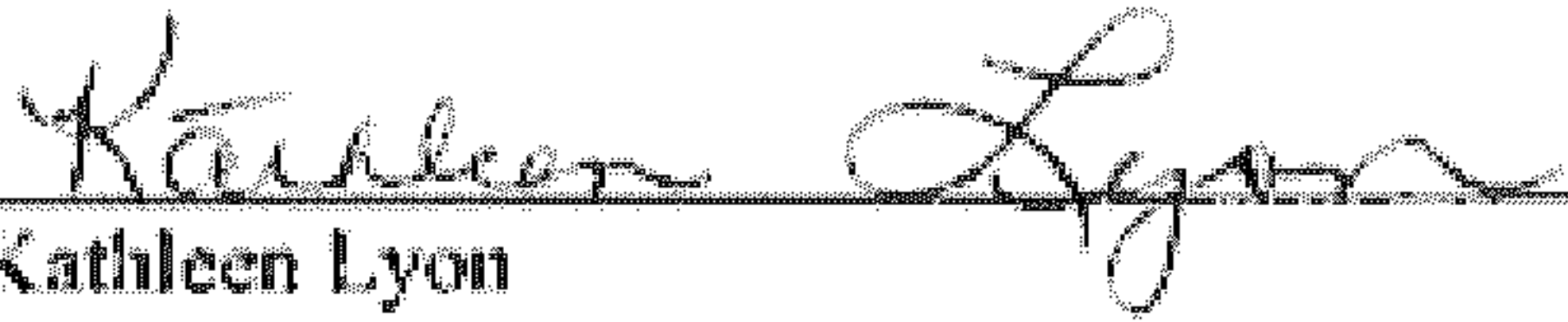
Tax Assessor Value: \$753,510

The Tax Assessor Value of the Property can be verified by the Tax Assessor.

[Signatures appear on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:


Kathleen Lyon

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathleen Lyon, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, she executed the same voluntarily, on the day the same bears date.

Given under my hand and seal this the 13 day of October, 2022.

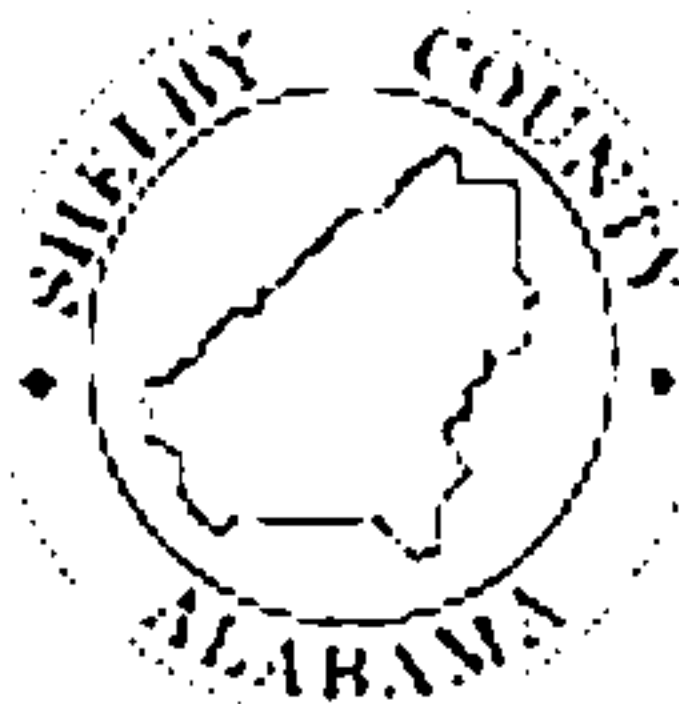
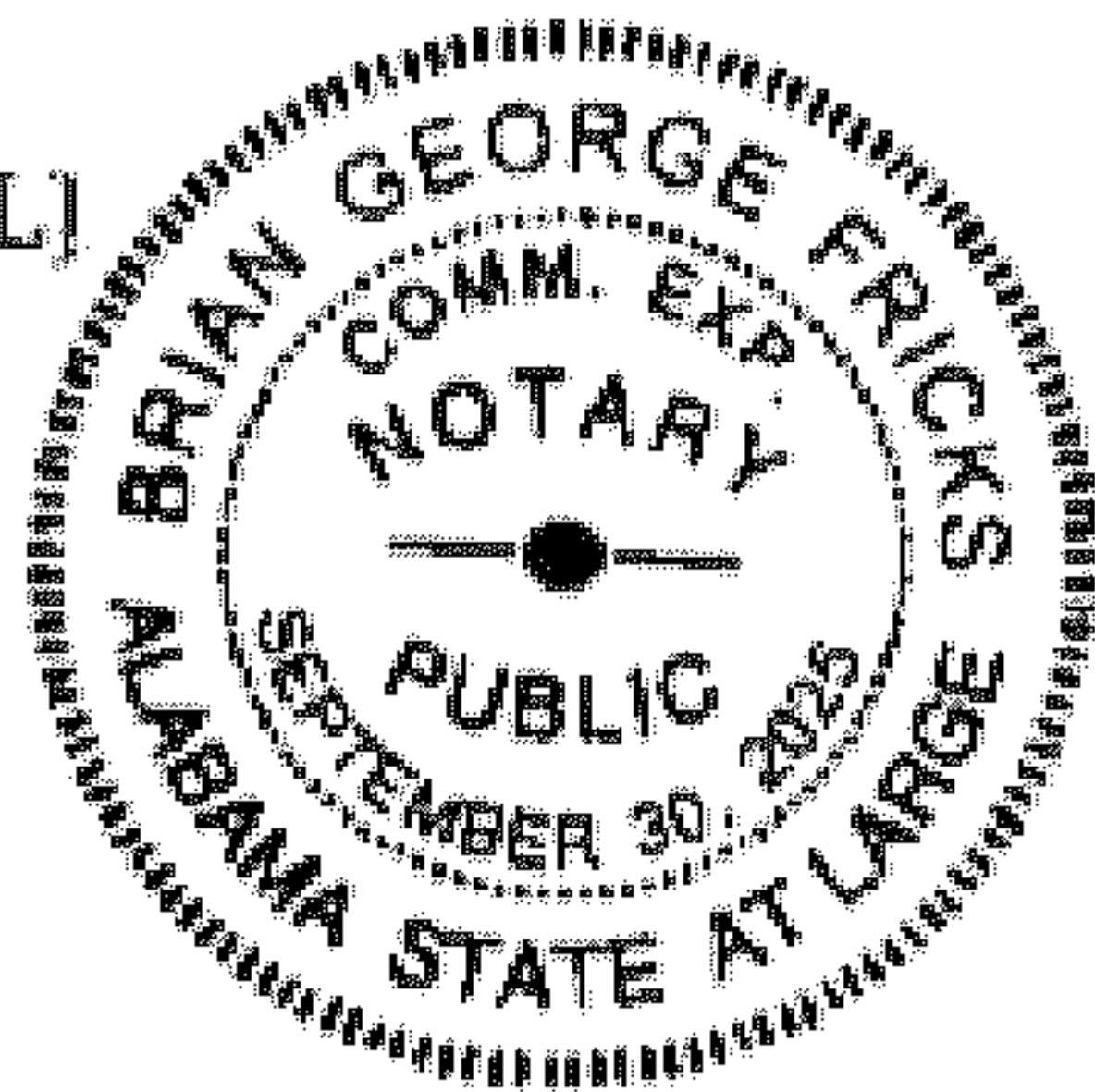


Notary Public

My Commission Expires: _____

My Commission expires September 30, 2025

[NOTARIAL SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2022 09:17:22 AM
\$782.00 JOANN
20221017000390930

