

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

861

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED

\$000.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Fred G. Lucas and wife, Lou B. Lucas (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto John L. Davis, Jr.; Donald S. Davis; and Linda Davis Hadden (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the center line of the L & N Railroad main lines and Southern Railroad tracks in the town of Calera, Alabama; thence run South 65 deg. 20 min. West along the center line of the Southern Railroad a distance of 557.0 feet to the center line of U. S. Highway No. 31; thence turn an angle of 119 deg. 46 min. to the right and run a distance of 38.19 feet to a point on the East right of way of Highway No. 31; and the point of beginning; thence turn an angle of 1 deg. 28 min. to the left and run a distance of 176.0 feet to a point on the West right of way line of the L & N Railroad "Y" tract; thence turn an angle of 73 deg. 11 min. to the left and run along the arc of curve whose chord distance of 255.6 feet to a point on the West right of way line of said tract; thence turn an angle of 106 deg. 49 min. to the left and run a distance of 243.6 feet to the East right of way line of Highway No. 31; thence turn an angle of 88 deg. 32 min. to the left and run along said right of way a distance of 245.0 feet to the point of beginning; being situated in Shelby County, Alabama.

The other good and valuable consideration hereinabove referred to consists of the Grantees herein releasing that certain mortgage which they hold against the Grantors herein, dated February 11, 1985 in the original amount of \$100,000.00, and recorded in Real Book 19, Page 117, Shelby County Probate Office.

SUBJECT TO:

- Mineral and mining rights.
- Easements and rights of way servicing subject property.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 20th day of October, 19 89

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
89 NOV 14 PM 3:20

Deed TAX 5.00
Rec 2.50
Jud 3.00
Cut 1.00
11.50

Fred G. Lucas (Seal)
Lou B. Lucas (Seal)

STATE OF ALABAMA
SHELBY County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred G. Lucas and wife, Lou B. Lucas

whose name(s) are signed to the foregoing conveyance, and who are is 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 20th day of October, 19 89

6-25-91 P.O. Box 138 L. Michele Kelly

BOOK 266 PAGE 95