

SEND TAX NOTICE TO:

(Name) Robert C., Jr. & Carol P. Lucas
Route 2, Box 207 670-Hwy 305
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1982

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

500.00 (RCF)

That in consideration of One Dollar (\$1.00) and Love and Affection DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Irene Bice, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert C. Lucas, Jr. and wife, Carol P. Lucas

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the Northwest corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 32, Township 21 South, Range 1 West, and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 232.5 feet to the point of beginning; thence continue South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 232.5 feet, more or less, to the Northwest corner of the Irene Bice property described in Deed Book 312, Page 729, in the Probate Office of Shelby County, Alabama; thence run East along the North line of said Bice property and the North line of the Hank Lucas property described in Deed Book 300, Page 820, in the Probate Office of Shelby County, Alabama, 700 feet, more or less, to a point due South of the Southwest corner of the Vaudene White property as described in the will of Walter Horton recorded in Miscellaneous Book 46, Page 94, in the Probate Office of Shelby County, Alabama; thence run North 135 feet, more or less, to the Southwest corner of said White property; thence continue North along the West line of said White property 97.5 feet; thence run West parallel with the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 700 feet, more or less, to the point of beginning.

1. Deed Tax	50
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	2.50
5. No Tax Fee	
6. Certified Fee	1.00
Total	7.50

BOOK 340 PAGE 525

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
91 APR 30 AM 8:44

JUDGE OF PROBATE

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 have hereunto set my hand(s) and seal(s), this 8 day of April, 19 91.

WITNESS:

(Seal) (Seal) (Seal)

Irene Bice
Irene Bice (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, _____ the undersigned authority, a Notary Public in and for said County, in said State;

hereby certify that Irene Bice, a single woman 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 this 8 day of April, A. D., 19 91
Ophelia R. Wyatt