

Prepared without benefit of title evidence.

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Michael L. Murphy, Attorney at Law

(Address) 130 Court Square East, Centreville, Alabama 35042

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 dollars (\$10.00) and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Effie M. Lucas

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Effie M. Lucas and Jimmy W. Lucas

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, and 3, Block 3 according to Wilmont Gardens Subdivision, located in the W 1/2 of NE 1/4 and E 1/2 of NW 1/4, Section 9, Township 24 North, Range 12 East, as shown by map recorded in the Probate Office of Shelby County, Alabama, as recorded in Map Book 4, Page 6. Situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

The grantor herein is the widow of Bennie Lucas, who died February 18, 1984. The undersigned grantor and the said Bennie Lucas, at the death of Bennie Lucas, had been the joint owners of said property with right of survivorship which said deed is recorded in Deed Book 261, Page 616, in the Probate Office of Shelby County, Alabama, and on the death of Bennie Lucas, the undersigned became the sole owner of said property under the terms of the deed which conveyed the property to them.

03/22/1995-07364
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
001 MCD

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 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 hands(s) and seal(s), this 21st day of March, 1995.

(Seal)

(Seal)

(Seal)

Effie M. Lucas
(Effie M. Lucas)

(Seal)

(Seal)

(Seal)

Charles Lucas
By virtue of Power of Attorney
Jimmy W. Lucas
By virtue of Power of Attorney

General Acknowledgment

STATE OF ALABAMA
BIBB

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Effie M. Lucas 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 21st day of March, A. D., 1995.

P.O. Box 296
Centreville, AL 35042

Janet L. Anderson
Notary Public.

Inst # 1995-07364