

This instrument was prepared by:
L. Brooks Burdette
1930 Edwards Lake Rd. Suite 126
Birmingham, AL 35235

Send Tax Notice To: Ralph Lucas
9212 ~~3007~~ Highway 155
Montevallo, AL 35115

4-1160

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040730000424160 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
07/30/2004 11:44:00 FILED/CERTIFIED

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Eighty Thousand dollars and Zero cents (\$80,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Jason E. Spinks**, a **married man** (herein referred to as grantors) do grant, bargain, sell and convey unto **Ralph Lucas and wife, Myra 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:

All of the purchase price received above was paid from the mortgage closed simultaneously herewith. See Exhibit "A"

This property does not constitute the homestead of the seller or that of the spouse of the seller.

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 and seal, this 30 day of July, 2004.

(Seal)

Jason E. Spinks

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Michael D. Nichols, a Notary Public in and for said County, in said State, hereby certify that **Jason E. Spinks, a married man** 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 this 30th day of July, 2004.

MY COMMISSION EXPIRES
OCTOBER 13TH, 2005

Notary Public:

Michael D. Nichols

EXHIBIT A

From the Northeast corner of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, as beginning point, run North 89 degrees 00 minutes 42 seconds West 287.83 feet; run thence North 79 degrees 11 minutes 48 seconds West 172.54 feet; thence run South 28 degrees 18 minutes 54 seconds West 217.34 feet; thence run South 87 degrees 06 minutes 48 seconds West 250.83 feet to the East right of way line of Alabama Highway 155; thence run along said right of way line South 02 degrees 00 minutes West 41.51 feet; thence run South 74 degrees 47 minutes 25 seconds East 826.1 feet; thence run North 02 degrees 48 seconds East 425.14 feet, back to the point of beginning; being situated in Shelby County, Alabama.

20' ingress/egress & utility easement.

A parcel of land as situated in Section 2 Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the East half of the Southwest quarter of said section 2; thence run South 02 degrees 02 minutes 48 seconds West for a distance of 251.61 feet; Thence run North 71 degrees 11 minutes 20 seconds West for a distance of 169.84 feet; thence run South 18 degrees 48 minutes 40 seconds West for a distance of 56.00 feet; thence run North 71 degrees 11 minutes 20 seconds West for a distance of 225.00 feet; thence run South 75 degrees 42 minutes 07 seconds West for a distance of 112.47 feet; thence run South 87 degrees 37 minutes 01 seconds West for a distance of 274.14 feet; thence run North 74 degrees 49 minutes 02 seconds West for a distance of 30.22 feet to a point on the Easterly right of way line of Alabama Highway 155; thence run North 01 degrees 57 minutes 28 seconds East for a distance of 12.15 feet to the point of beginning of a 20 foot access easement being 10 feet on each side of the following described centerline; thence run South 89 degrees 21 minutes 27 seconds East for a distance of 197.11 feet to the point of curvature of a curve to the left, said curve having a radius of 150.14 feet; thence run Northeasterly along the arc of said curve for an arc length of 90.58 feet (Delta = 34 degrees 34 minutes 05 seconds, chord length = 89.22 feet, chord bearing = North 75 degrees 15 minutes 05 seconds East) to the point of reverse curvature with a curve to the right, said curve having a radius of 175.12 feet; thence run Northeasterly along the arc of said curve for an arc length of 42.94 feet (Delta = 14 degrees 02 minutes 56 seconds, chord length = 42.83 feet, chord bearing = North 63 degrees 23 minutes 38 seconds East) to a point of compound curvature of a curve to the right, said curve having a radius of 43.02 feet; thence run Northeasterly along the arc of said curve for an arc length of 27.13 feet (Delta = 36 degrees 07 minutes 48 seconds, chord length = 26.68 feet, chord bearing = North 85 degrees 31 minutes 43 seconds East) to the point of tangency of said curve; thence run South 67 degrees 06 minutes 42 seconds East along the tangent of said curve for a distance of 62.20 feet to the point of terminus of this description, with the shortening and the lengthening of the side lines whereas to intersect each other and the adjacent property lines.

Initial(s) RL

Alabama Mortgage -