

Prepared by:

South Oak Title, LLC
2803 Greystone Commercial Blvd.,
Suite 12
Birmingham, AL 35242

Send Tax Notice To:
R Dale Peterson
5010 Cahaba Valley Trace
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand Dollars and No Cents (\$300,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, James L Lucas, an unmarried man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto R Dale Peterson, an individual (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the SW corner of NE 1/4 of SW 1/4, Section 14, Township 19 South, Range 2 West, and run North along the West boundary of said 1/4-1/4 section 351.93 feet; thence 98 degrees 18 minutes right and run in a southeasterly direction for 913.56 feet to the point of beginning of the parcel herein described; thence continue southeasterly along same course for 151.44 feet; thence 81 degrees 43 minutes 49 seconds right and run southerly for 148.34 feet; thence 43 degrees 25 minutes 54 seconds right and run southwesterly for 464.77 feet; thence 89 degrees 33 minutes right and run northwesterly for 233.32 feet; thence 91 degrees 19 minutes right and run northeasterly for 487.31 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record


James L. Lucas is the surviving Grantee of that certain Deed recorded in Official Records Book 134, Page 129; the other Grantee Mary Delaney Lucas having died on or about the 13 day of March, 2010. (Referenced in the Shelby County Probate Case No. PR2010-00042)

James L. Lucas, Grantor is one and the same person as James L. Lucas, Sr.


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/we have hereunto set my/our hand(s) and seal(s), this the 31st day of January, 2012.


James L Lucas

Shelby County, AL 03/22/2012
State of Alabama
Deed Tax: \$300.00


20120322000099910 1/1 \$312.00
Shelby Cnty Judge of Probate, AL
03/22/2012 12:49:30 PM FILED/CERT

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that James L Lucas an unmarried man, whose name is/are signed to the foregoing conveyance, and who is/are 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 the 31st day of January, 2012


Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 11/5/2013

