

This instrument was prepared by

2746

(Name).....James H. Faulkner.....

(Address).....P. O. Box 5, Montevallo, Ala. 35115.....

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Thousand and No/100 (\$3000.00) DOLLARS
And the Assumption of a Mortgage hereinafter stated
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James R. Efferson, and wife, Mavis A. Efferson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Pat Lucas, and wife, Jewel Marie Lucas
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lot No. 1, of Givhan's Subdivision of a portion of the NE 1/4 and SE 1/4 of SE 1/4 of
Section 4, Township 24, North, Range 12, East, according to map recorded
in the Probate Office of Shelby County, Alabama, in Map Book 3, page 130,
subject to a five foot Easement for the Construction and Maintenance of
Water Main along the side of the lot facing Alabama Highway No. 25

Grantees assume that certain Mortgage to Shelby County Savings and
Loan Association executed by Grantors in the principal amount of \$13,500.00,
and recorded in the office of Probate Judge of Shelby County, Alabama,
in Volume 307 at page 918.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Dec 21 1969 AUG 21 PM 4:45
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. of J. Faulkner
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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, We have herunto set Our hand(s) and seal(s), this 16th day of August, 1969

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

James R. Efferson.....(Seal)

Mavis A. Efferson.....(Seal)

.....(Seal)

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STATE OF ALABAMA }
Shelby COUNTY

General Acknowledgment

The Undersigned Authority, a Notary Public in and for said County, in said State,
hereby certify that James R. Efferson and wife, Mavis A. Efferson
whose names are signed to the foregoing conveyance, and who are 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 16th day of August, A. D., 1969

James H. Faulkner
Notary Public.
State at Large