

This instrument was prepared by

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Form 1-1-7 Rev. 1-66

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Two Hundred (\$5,200.00) and a purchase money first mortgage for Four Thousand (\$4,000.00) Dollars

to the undersigned grantor, K & S DEVELOPMENT CORPORATION, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES LEON LUCAS and wife, ALICE FAYE 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:

A parcel of land located in the NE $\frac{1}{4}$  of Section 27, Township 19, Range 2 West, more particularly described as follows: Commence at the NE corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 27, Township 19 South, Range 2 West; thence south along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section, a distance of 453.89 feet; thence 92 degrees 05 minutes 49 seconds right, in an easterly direction, a distance of 486.50 feet to the Point of Beginning; thence 90 degrees left, in a southerly direction, a distance of 200 feet; thence 90 degrees right, in a westerly direction, a distance of 500 feet; thence 90 degrees right, in a northerly direction, a distance of 400 feet; thence 90 degrees right, in an easterly direction, a distance of 500 feet; thence 90 degrees right, in a southerly direction, a distance of 200 feet to the Point of Beginning, containing 4.6 Acres.

This conveyance is subject to:

1. Taxes for the year 1971.



19710215000006200 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/15/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
JUDGE OF PROBATE  
RECEIVED  
FEB 15 AM 8:41  
UCC FILE NUMBER 02  
REC. DR. & PAGE AS SHOWN ABOVE  
CONFIRMATION  
PART OF PROPERTY

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, ROBERT F. SORRELL who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6<sup>th</sup> day of February, 19 71.

ATTEST:

Albert W. Keller (Treas)  
ALBERT W. KELLER Secretary

By Robert F. Sorrell  
ROBERT F. SORRELL, Its President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
State, hereby certify that Robert F. Sorrell  
whose name as President of K & S Development Corporation, Inc.  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 6<sup>th</sup> day of

February, 19 71.

Robert O. Driggers  
Notary Public

My Commission Expires May 8, 1974

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