

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW
1285-E Hueytown Road
(Address) Hueytown, Alabama 35023



This Form fulfills the requirements of the Alabama Uniform Title Act.

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

9,000.00

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of FIFTY-SEVEN THOUSAND EIGHT HUNDRED FORTY-SIX AND 48/100-----DOLLARS
(\$48,846.48 of the above consideration being in the form of a mortgage assumed)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES BRAXTON COTTON AND WIFE, CHARLENE BROWN COTTON

(herein referred to as grantors) do grant, bargain, sell and convey unto

GARY D. LUCAS AND WIFE, DIANNE 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 46, according to the survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, Page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1982.
2. Easements, building lines, rights-of-way, and restrictions of record.
3. Mortgage to Real Estate Financing, Inc., recorded in Vol. 387, Page 140, in the Probate Office of Shelby County, Alabama, which Grantees assume and agree to pay.

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 hereunto set our hand(s) and seal(s), this 13th day of February, 1982

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
STATEMENT WAS FILED

James Braxton Cotton (Seal)
JAMES BRAXTON COTTON
Charlene Brown Cotton (Seal)
CHARLENE BROWN COTTON

1982 FEB 18 AM 8:36

Thomas G. Dandridge, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES BRAXTON COTTON AND WIFE, CHARLENE BROWN COTTON, 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 13th day of February, A. D. 1982

Form ALA-31

Bill Wynn
1285-E Hueytown Rd.
Hueytown, Ala 35023

Wade J. [Signature]
Notary Public