

ADDRESS OF GRANTOR: Route 2, Box 192, Montevallo, Alabama

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park

Pelham, Alabama 35124

289

Alabama



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park

Pelham, Alabama 35124

Probate Court Clerk

Representing St. Paul Title Insurance Corporation



19830207000016790 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL

02/07/1983 00:00:00 FILED/CERTIFIED

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Twenty Nine Thousand and no/100 (\$29,000.00)----- DOLLARS

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

M. S. McGehee and wife, Louise A. McGehee

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

Jackie R. Lucas and Debbie 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 situated in the SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 21, Township 22 South, Range 3 West, in the Town of Montevallo and more exactly described as follows: Begin at the intersection of the Northwest limits of Lyman's Addition to the Town of Montevallo with the Southwest boundary of Moody Street; thence at an angle of 90 deg. 00 min. to the left of said boundary of Moody Street proceed 110.58 feet; thence at an angle of 52 deg. 04 min. to right a distance of 43.4 feet; to the point of beginning of said lot; thence proceed in the same straight line a distance of 49.25 feet; thence at an angle of 90 deg. 55 min. to the left a distance of 169.1 feet; thence at an angle of 59 deg. 00 min. to the left a distance of 118.42 feet; thence at an angle of 82 deg. 09 min. to the left a distance of 83.1 feet; thence at an angle of 90 deg. 00 min. to the left 50.0 feet; thence at an angle of 90 deg. 00 min. to the right a distance of 57.6 feet; thence at an angle of 87 deg. 49 min. to the left a distance of 134.6 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$24,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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**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 4th day of February, 1983.

**WITNESS:**

Deed TAX \$0.00 (Seal)  
Doc 1.50 (Seal)  
Jnd 1.00 (Seal)  
7.80 1983 FEB-7 11:11:33 (Seal)  
See Mtg Hs 7-166 (Seal)  
Firma P. (Seal)

*M. S. McGehee* (Seal)  
M. S. McGEHEE  
*Louise A. McGehee* (Seal)  
LOUISE A. McGEHEE  
(Seal)

**STATE OF ALABAMA**  
**SHELBY**  
**COUNTY**

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that M. S. McGehee and wife, Louise A. McGehee, whose name 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 4th day of

February

A. D. 1983

*Daniel M. Spitzer*