

W001 This instrument was prepared by

243 This Form furnished by:

(Name) Daniel M. SPitler

Cahaba Title. Inc.

(Address) Pelham, AL

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-TWO THOUSAND AND NO/100 (\$52,000.00)-----DOLLARS

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

John O. Baker and wife, Regina C. Baker

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

Leroy Lucas, Jr. and wife, Rhonda H. 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 portion of the SW 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West described as follows: Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West, and run northerly along the East side of the said 1/4-1/4 for 24.29 feet to the point of beginning. Then turn an angle of 180 deg. 00 min. to the right and run southerly along the east side of the said 1/4-1/4 for 15.74 feet, then turn an angle of 94 deg. 12 min. 01 sec. to the right and run westerly for 435.17 feet, then turn an angle of 116 deg. 53 min 16 sec. to the right and run northeasterly for 291.22 feet to a point on the southwst right of way of Linda Lane, then turn an angle of 105 deg. 42 min. 24 sec. to the right and run southeasterly along the southwest R.O.W. of said lane for 269.39 feet to the point of beginning of a tangent curve concave northeasterly and having a radius of 289.34 feet, then run southeasterly along the south R.O.W. of said lane through a central angle of 24 deg. 08 min. 05 sec. for 121.88 feet back to the point of beginning; being situated in Shelby County, Alabama.

\$40,000.00 of the above mentioned purchase price was paid by a mortgage closed simultaneously herewith.

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 31st day of August, 1983

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

(Seal)

Deed TAX 12.00

Rec 1.50

Ind 1.00

1983 SEP -8 AM 8:32

(Seal)

14.50

436-165

Notary Public

(Seal)

John O. Baker

(Seal)

John O. Baker

Regina C. Baker

(Seal)

Regina C. Baker

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, John O. Baker and wife, Regina C. Baker, a Notary Public in and for said County, in said State, hereby certify that 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 31st day of August, A. D., 1983