

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of ten thousand dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, C. R. Lucas and wife Leon Lucas, of Rt 1, BX 307, Calera, AL 35040 (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Johnnie S. Tate and wife Denise S. Tate, of Rt 1, BX 382, Calera, AL 35040 (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 lying and being situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, §9, Twp 24N, R13E, Shelby County, Alabama, described as follows: From the SW corner of said $\frac{1}{4}$ §, run E along the S $\frac{1}{4}$ line 417.8 feet to the beginning point of subject lot; from said point, continue to run said course along said line 901.4 feet to a point on the W ROW line of County Road #75; thence run N along said highway ROW line 485 feet; thence run W and parallel to the S line 900.6 feet; thence deflect left 89°57' and run S along a marked line 485 feet to the beginning point, containing ±10 acres. .

Note: this description derived from points previously set by W. Egan, RLS, said points accepted as true and correct. The purchase price of this property was paid from a mortgage loan filed simultaneously herewith.

According to a survey made March 12 and 13, 1984, by R. B. Perry, PE & LS, Ala Reg No. 296, BX 1215, Clanton, AL 35045.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 16 March 1984.

Witness:

[Signature] STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED C. R. Lucas (Seal)
[Signature] Leon Lucas (Seal)
Deed TAX

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that C. R. Lucas and wife Leon Lucas, whose names are signed to the foregoing conveyance, and who are (made) 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 16 March 1984.

Return to:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Mtg. 446-
1984 APR 10 AM 8:35

Notary public

JUDGE OF THE COURT

Rec. 150
Ind. 100
250

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