

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 one dollar, love and affection, and other good and valuable consideration, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, James L Logan and wife Mary E Logan, of BX 51, Wilton, AL 35187 (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto James L Lucas and wife Linda E Lucas, of Wilton, AL 35187 (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 containing ±1 acre, located in the SE¼ of the SW¼ of §9, Twp 24N, R12E, Shelby County, AL, described as follows:

Begin at the SW corner of said ¼¼;

Thence run E along the S ¼¼ line a distance of 210 feet;

Thence turn left 88°59'34" a distance of 210 feet;

Thence turn left 91°00'26" a distance of 210 feet to the W ¼¼ line;

Thence turn left 88°59'34" along said ¼¼ line a distance of 210 feet to the point of beginning.

According to a legal description written 03 April 1984 by Johnye Horton, RLS #12496, from a map prepared by Joe Conn.

There is conveyed herewith a 15 foot wide easement for ingress and egress right of way over grantor's remaining land.

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 07 April 1984.

Witness:

Steven R. Sears
Steven R. Sears

James L Logan (Seal)
James L Logan
Mary E Logan (Seal)
Mary E Logan

I, the undersigned notary public for the State of Alabama at Large, hereby certify that James L Logan and wife Mary E Logan, 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 07 April 1984.

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT

Notary public

1984 APR 18 PM 2:12

James L Lucas
JUL 11 1984

Deed TAX .50
Rec 1.50
Ind 1.00
3.00

James L Lucas
P.O. Box 256
Wilton 35187

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