

This instrument was prepared by

(Name) Courtney H. Mason, Jr., P.A.

(Address) Alabaster, Alabama 35007



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWELVE THOUSAND FIVE HUNDRED AND NO/100TH (\$12,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

THELMA INEZ LUCAS, A WIDOW

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

KAREN D. SUMMERLIN, AN UNMARRIED WOMAN

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit: -

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of JUNE, 19 84

(SEAL)

Thelma Inez Lucas
THELMA INEZ LUCAS

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED
in said State, hereby certify that THELMA INEZ LUCAS, A WIDOW

a Notary Public in and for said County,

whose name(s) IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of

JUNE

19 84

Notary Public

LEGAL DESCRIPTION

A parcel of land in the North 1/2 of the Southwest 1/4, Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: From the SW corner of the NE 1/4 of the SW 1/4, Section 34, Township 20 South, Range 3 West, run Northerly along the quarter line 381.31 feet; thence run South 89 degrees 48' East 16.46 feet to a point on the West margin of a public gravel road; thence run along said road margin North 03 degrees 15' West 51.8 feet to the beginning point of subject lot; from said point, continue said course 201.3 feet; thence run North 88 degrees 44' West 399 feet; thence run South 02 degrees 56' East 234.9 feet; thence run North 86 degrees 32' East 399 feet to the beginning point.

It is noted that North fence line of lands of Lucas is questioned by owner of adjacent land. It is further noted that previous survey by Egan indicates angles used in his plat was taken from irons found and the same irons are used in the survey. Fence in question is meandering and appears to be 3 feet off at NE corner of lot and on the line at the NW lot corner.

According to the survey of R. B. Perry, Ala. Reg. NO. 296, dated June 1, 1984.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

THELMA INEZ LUCAS IS ONE IN THE SAME PERSON AS INEZ LUCAS.

GRANTOR'S ADDRESS: P. O. Box 280, Alabaster, Alabama 35007

GRANTEE'S ADDRESS: 400 Chase Park South, Room 200, Birmingham, AL 35215

\$6,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

69 STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
450.744
1984 JUN 15 AM 11:42

Thomas W. Harrison, Jr.
JUDGE OF PROBATE

Lead by 6.50
Rec. 3.00
Ind. 1.00
10.50