

TITLE NOT EXAMINED

This Instrument Prepared By:
James C. Pino, Esq.
P. O. Box 766
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA:

COUNTY OF SHELBY:

That in consideration of Thirty Eight Thousand Nine Hundred Sixty Three and 53/100 Dollars (\$38,963.53) and the assumption of a loan in the approximate balance of \$11,462.38, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, we, R. GENE DOUGLAS and wife, CHRISTINE DOUGLAS, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto THOMAS R. LUCAS, JR., an unmarried man, (herein referred to as grantee, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 32, according to the survey of Allendale Subdivision, as recorded in Map Book 4, Page 78, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1984, a lien, but not due and payable until October 1, 1984. (2) Building setback line of 30 feet reserved from 16th Street as shown by plat. (3) Public utility easement as shown by recorded plat. (4) Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 98, Page 64, Deed Book 112, Page 57, Deed Book 112, Page 62, Deed Book 205, Page 29, and Deed Book 205, Page 73, in the Probate Office. (5) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 220, Page 56 and Deed Book 236, Page 174, in Probate Office.

Grantee herein hereby assumes and agrees to pay that certain mortgage in favor of W. B. Leedy & Co., Inc., dated September 26, 1967, and recorded in Mortgage Book 307, Page 5, and which was transferred to Teachers Insurance and Annuity Association of America, as shown by Deed Book 250, Page 61, in the principal balance of \$11,462.38.

\$26,963.53 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: 5030 Arrow Ave., Anniston, AL 36205
GRANTEE'S ADDRESS: Route 1, Calera, AL 35040

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 2th day of August, 1984.

R. Gene Douglas
R. GENE DOUGLAS
Christine Douglas
CHRISTINE DOUGLAS

STATE OF ALABAMA:
COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. GENE DOUGLAS and wife, CHRISTINE DOUGLAS, whose names 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 2th day of August, 1984.

Darryl D. Tines
Notary Public

BOOK 358 PAGE 108



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 AUG -9 AM 11:00

See Map 453-741
Thomas P. Sherraden, Jr.
JUDGE OF PROBATE

| | |
|----------|--------------|
| Deed TAX | 12.00 |
| Rec | 5.00 |
| Ind | 1.00 |
| | <u>18.00</u> |