

This instrument was prepared by

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Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 (\$112,500.00) DOLLARS

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

LORENE BAILEY, an unmarried woman

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

GERALD W. LUCAS and wife, JEAN A 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 parcel of land situated in the NW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, described as follows: Commence at the Southeast corner of the of the NW 1/4 of the NW 1/4 of Section 15 and go West along the South boundary of said 1/4 1/4 Section 26.32 feet to the point of beginning, said point being the point of intersection of the Northwesterly boundary of Valleydale Road and the South boundary of said 1/4 1/4 Section; thence continue West along said South boundary 336.58 feet; thence North 0 deg. 45 min. 49 sec. West for 360.00 feet; thence East for 363.00 feet to the East boundary of said 1/4 1/4 Section; thence South 0 deg. 45 min. 45 sec. East along said East boundary for 339.10 feet to the point of intersection with the Northwesterly boundary of Valleydale Road; thence South 51 deg. 09 min. 23 sec. West along said boundary for 33.32 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 179 page 332 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 158 page 30 in Probate Office of Shelby County, Alabama.

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Also included in this Deed is all our rights and interest in the existing paved road used for ingress and egress to the subject property.

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, I have hereunto set my hand(s) and seal(s), this 18th day of December, 1985

WITNESS:

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

1985 DEC 27 AM 9:32 (Seal)

JUDGE OF PROBATE (Seal)

Lorene Bailey (Seal)
Lorene Bailey

Deed TAX 12.50
Rec 2.50
Jud 1.00
76.00 (Seal)

General Acknowledgment

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lorene Bailey, an unmarried woman whose name 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 18th day of December, A. D., 1985

BOOK 054 PAGE 925