

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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
J. HOWARD LUCAS and wife, ZENOBA M. LUCAS  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
L. MICHAEL CLEMMER, a single man and IRENE P. DORTCH, a single woman  
(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:

Lot 26, according to the Map of Fowler's Lake Estates, as recorded in Map Book 3,  
page 148, in the Probate Office of Shelby County, Alabama, together with a 1/30  
interest in and to the riparian rights and beneficial use of Fowler's Lake, which is  
bounded by said Fowler's Lake Estates, subject to the lien for the current year's ad  
valorem taxes and to an easement to Alabama Power Company from C. L. Fowler, et al.,  
recorded in Deed Book 139 at page 569 of the Shelby County Probate Records.

BOOK 073 PAGE 791

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 MAY 29 AM 8:53  
J. Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 32.00  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 35.50

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, we have hereunto set our hand(s) and seal(s), this 21st  
day of May, 1986

WITNESS:

(Seal) J. Howard Lucas  
(Seal) Zenoba M. Lucas  
(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that J. HOWARD LUCAS and wife, Zenoba M. Lucas  
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day of May, 1986, 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 21st day of May, A. D. 1986

Notary Public