

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

Mr. David L. Taft

160 Highway 25 East
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWELVE THOUSAND AND NO/100 DOLLARS (\$12,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

GERALDINE LUCAS, an unmarried woman

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

DAVID L. TAFT, an unmarried man

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

From the Northwest corner of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, run South along the Section line 1283.58 feet; thence turn left an angle of 87 deg. 57 min. for 2631.7 feet; thence turn an angle right of 88 deg. 10 min. for 632.5 feet; thence turn an angle right of 92 deg. 49 min. for 456.95 feet to the beginning point of subject lot; from said point turn right an angle of 72 deg. 10 min. for 103.94 feet; thence turn right an angle of 41 deg. 14 min. for 105 feet; thence turn left an angle of 92 deg. 12 min. for 769 feet; thence turn left an angle of 115 deg. 49 min. for 481.5 feet; thence turn left an angle of 84 deg. 50 min. for 649.5 feet to the beginning point; being situated in Shelby County, Alabama.

Together with an easement for a 30 foot road for ingress and egress to property of others which crosses subject lot.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed book 129 page 333 in Probate Office of Shelby County, Alabama.

\$10,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The Grantor herein, Geraldine Lucas, is the survivor under the Deed into Geraldine Lucas and Clyde Lucas. Her husband, Clyde Lucas, having died on or about January 13, 1983.

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 3rd day of July, 1986.

Dan Spittler

Geraldine Lucas (SEAL)
Geraldine Lucas

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Geraldine Lucas, 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 3rd day of July, 1986.

Donald Speck
Notary Public

(NOTARIAL SEAL)



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

1986 JUL 10 AM 10:45

Thomas W. ...
JUDGE OF PRELATE

1. Deed Tax	\$200
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	<u>800</u>