

433

CORRECTED

TITLE NOT EXAMINED

Prepared by 2001
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P.O. Box 43269, Birmingham, Alabama 35243

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 thousand and 00/100 dollars (\$1,000.00)
and the execution of a purchase money mortgage of thirty five hundred
dollars and 00/100 (\$3,500.00) to the undersigned grantor or grantors
in hand paid by the grantees herein, the receipt whereof is
acknowledged we/I,

SYLVIA R. LUCAS and husband, Paul L. Lucas

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

DONALD EDWARD LOWE and wife SONJA ANNE LOWE

(herein referred to as Grantee) 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 part of the Northwest diagonal half of the SW 1/4 of NW
1/4 of Section 7, Township 20 South, Range 1 West, more
particularly described as follows: Commence at the N.W.
Corner of the said N.W. diagonal half of the SW1/4 of NW 1/4
and run an Easterly direction along the North line a
distance of 620.20 feet to the point of beginning of parcel
herein described: thence continue East along the North line
of said 20 acres a distance of 284.80 feet, more or less,
the N.W. corner of tract of land sold to F.H. Morris and
Mary Morris as described in Deed Book 264, Page 808: thence
run South an parallel with East line of of the SW 1/4 of NW
1/4 of Section 7 distance of 210 feet; thence run West and
parallel with the North line a distance of 284.80 feet, more
or less, to the S.E. corner of tract sold to James Donald
Morris as described in Deed Book 263, Page 9; thence run
North along the Eastline of James Donald Morris lot a
distance of 210 feet to point of beginning. Situated in
Shelby County, Alabama.

Subject to Easements, Restrictions and Rights of Way of
Record.

BOOK 123 PAGE 490

BOOK 120 PAGE 955

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;

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 (we) have hereunto set my (our) hand (s) and seal(s), this 19 day of MARCH, 1987.

WITNESS:

Sylvia R. Lucas
Sylvia R. Lucas,
and husband

Paul L. Lucas
Paul L. Lucas

BOOK 123 PAGE 491

BOOK 120 PAGE 959

BOOK STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SYLVIA R. LUCAS whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 19 day of MARCH A.D. 1987.

Duluth H. Lagman
NOTARY PUBLIC

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul L. LUCAS whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 19 day of

March A.D. 1987
Walter H. Lagman
NOTARY PUBLIC

BOOK 120 PAGE 960

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

1987 MAR 23 PM 1:44

Thomas W. Swindler, Jr.
JUDGE OF PROBATE

1. Court Tax	\$	<u> </u>
2. Mfg Tax		<u>5.25</u>
3. Recording Fee		<u>10.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>16.25</u>

BOOK 123 PAGE 492

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

1987 APR -7 AM 9:04

Re-Recorded
Thomas W. Swindler, Jr.
JUDGE OF PROBATE

1. Recording Fee	\$	<u>7.50</u>
2. Indexing Fee		<u>1.00</u>
TOTAL		<u>8.50</u>