

Value: \$ SEND TAX NOTICE TO:

✓ (Name) James Ennis Lucas & Sylvia Lucas

Rt 2 Box 142

(Address) Montevallo Al 35115

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and no/100 DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, James Ennis Lucas and wife, Sylvia Lucas, Martha Elaine Hager and husband, Walter James Hager, III, Burton Lee Lucas, a single man, and Gloria Lucas, a widow

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

James Ennis Lucas and wife, Sylvia Lucas

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

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TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 25th
day of February, 1987

WITNESS:

Sylvia Lucas (Seal)
Sylvia Lucas

Walter James Hager III (Seal)
Walter James Hager, III

Burton Lee Lucas (Seal)
Burton Lee Lucas

STATE OF ALABAMA
Shelby COUNTY }

James Ennis Lucas (Seal)
James Ennis Lucas
Martha Elaine Hager (Seal)
Martha Elaine Hager
Gloria Lucas (Seal)
Gloria Lucas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Ennis Lucas, husband of Sylvia Lucas 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this March day of 1987 A. D., 1987

Exhibit "A"

PARCEL NO. FOUR:

BEGIN AT THE SE CORNER OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 13 EAST, SHELBY COUNTY ALABAMA AND RUN NORTH ALONG THE EAST LINE OF SAID $\frac{1}{4}$ SECTION A DISTANCE OF 1340.22 FEET TO THE NE CORNER OF SAID $\frac{1}{4}$ SECTION; THENCE LEFT 92° 21' 40" AND RUN WEST ALONG THE NORTH LINE OF SAID $\frac{1}{4}$ SECTION A DISTANCE OF 342.72 FEET; THENCE LEFT 87° 26' 31" AND RUN SOUTHERLY 635.0 FEET; THENCE RIGHT 87° 26' 31" AND RUN WESTERLY 763.64 FEET; THENCE LEFT 87° 26' 48" AND RUN SOUTHERLY 676.91 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID $\frac{1}{4}$ SECTION; THENCE LEFT 91° 04' 46" AND RUN EAST ALONG THE SOUTH LINE OF SAID $\frac{1}{4}$ SECTION A DISTANCE OF 1109.6 FEET TO POINT OF BEGINNING; SAID DESCRIBED PARCEL NO. FOUR CONTAINING 22.56 ACRES, MORE OR LESS; LESS AND EXCEPT THAT PART USED AS PUBLIC ROAD RIGHT OF WAY.

SIGNED FOR IDENTIFICATION:

James E. Lucas
James Ennis Lucas, Grantor

Sylvia Lucas
Sylvia Lucas, Grantor

Martha Elaine Hager
Martha Elaine Hager, Grantor

Walter James Hager III
Walter James Hager, III, Grantor

Burton Lee Lucas
Burton Lee Lucas, Grantor

Gloria Lucas
Gloria Lucas, Grantor.

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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sylvia Lucas, wife of James Ennis Lucas, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 1987.

Dorothy Jackson
Notary Public

STATE OF ALABAMA GA.

COUNTY OF SHELBY LIBERTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter James Hager, III, husband of Martha Elaine Hager, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5TH day of MARCH, 1987.

Dorothy Jackson
Notary Public 10-21-87

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STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha Elaine Hager, wife of Walter James Hager, III, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of February, 1987.

Dorothy Jackson
Notary Public

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Burton Lee Lucas, a single man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 1987.

Dorothy Jackson
Notary Public

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria Lucas, a widow, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 1987.

Dorothy Jackson
Notary Public

123 PME 858
800K

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 APR -8 PM 1:34
JUDGE OF PROBATE

1. Deed Tax	\$ <u>700</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>1000</u>
4. Indexing Fee	<u>500</u>
TOTAL	<u>2200</u>