

This form furnished by:

**Cahaba Title, Inc.**

988-5600

This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P.O. Box 91

Montevallo AL 35115

Send Tax Notice to:

(Name) Franklin Lucas

(Address) Route 2 Box 93-F

Montevallo AL 35115

**CORPORATION FORM WARRANTY DEED**

**STATE OF ALABAMA**

SHELBY

COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty One Thousand and 00/100 (\$81,000.00)----- DOLLARS

to the undersigned grantor, Crestwood Manor, Inc.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto

Franklin Lucas, an unmarried man

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

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A",  
WHICH IS INCORPORATED HERewith, AS THOUGH FULLY SET  
OUT HEREIN, WHICH ALSO CONTAINS ADDITIONAL CONVEYANCE  
PROVISIONS)

BOOK 165 PAGE 832

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its  
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 30 day of December, 19 87

ATTEST:

Secretary

By

Frances W. Owens

Crestwood Manor, Inc.

President

**STATE OF ALABAMA**

SHELBY

County

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that Frances W. Owens

whose name as President of Crestwood Manor, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30 day of December, 19 87

9/89 Notary Public

# EXHIBIT "A"

Begin at the SE corner of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence West along the South line of said Section 2 for 2671.84 feet; thence right 85 deg. 51' 09" in a Northerly direction 981.67 feet to an old iron for the point of beginning; thence right 1 deg. 48' 41" in a Northerly direction 1356.18 feet to the south right of way of Alabama Highway No. 25, said last mentioned line passes through an old iron sometimes referred to and used as the SW corner of the SW 1/4 of the NE 1/4 of said Section 2; thence right 93 deg. 15' 48" in an Easterly direction along said South right of way 409.47 feet to the NW corner of Murray Hill Subdivision - Sector One as recorded in Map Book 5, page 92, in the Shelby County Probate Office; thence right 86 deg. 17' 26" in a Southerly direction along the West boundary of said Murray Hill Subdivision - Sector One 1343.47 feet to an old iron; thence right 91 deg. 53' 12" in a Westerly direction along an old fence 419.38 feet to the point of beginning, being located in the W 1/2 of SE 1/4 and SW 1/4 of NE 1/4 of said Section 2, Township 24 North, Range 3 East.

## LESS AND EXCEPT:

Begin at the SE corner of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence West along the South line of said Section 2 for 2671.84 feet; thence right 85 deg. 51' 09" in a Northerly direction 981.67 feet to an old iron; thence right 1 deg. 48' 41" in a Northerly direction 1197.39 feet to the point of beginning; thence continue along said course 158.79 feet to the south right of way of Alabama Highway No. 25, said last mentioned line passes through an old iron sometimes referred to and used as the SW corner of the SW 1/4 of the NE 1/4 of said Section 2; thence right 93 deg. 15' 48" in an Easterly direction along said south right of way 124.47 feet; thence right 86 deg. 44' 12" in a Southerly direction 158.79 feet; thence right 93 deg. 15' 48" in a Westerly direction 124.47 feet to the point of beginning, according to survey of W.M. Varnon, Registered Land Surveyor, dated June 9, 1981.

## SUBJECT TO:

Subject to rights, if any, of Shelby County under instrument recorded in Deed Book 76, Page 434, as recorded in the Probate Office of Shelby County, Alabama.

Subject to rights of Alabama Power Company under those instruments recorded in Deed Book 107, Page 304; Deed Book 181, Page 431; Deed Book 188, Page 67; Deed Book 276, Page 480 in said Probate Office.

Agreement with Alabama Power Company as recorded in Real Volume 35, Page 313 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights are excepted.

✓ Mortgage from the Grantee herein to Merchants and Planters Bank in the sum of \$81,000.00, which mortgage is executed on even date herewith.

Grantor shall render delivery and possession of the above described premises on even date herewith, and Grantee shall have the right to collect all rentals and benefits due to Grantor from the date of this conveyance, under the terms of any and all contracts between Crestwood Manor, Inc. and individual renters or lessees in conjunction with rents payable henceforth upon the property herein conveyed.

12/30/87  
Date

BY: Frances W. Owens  
Crestwood Manor, Inc.  
Frances W. Owens, Its President

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 JAN -4 PM 12:55

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$
2. Mfg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>