

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

MAIL TAX NOTICE TO:  
Mr. Jerry Lucas  
4630 Burning Tree Lane  
Pelham, Alabama 35124

1571

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-SEVEN THOUSAND AND NO/100 DOLLARS (\$97,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

JEAN P. SIMS, a married woman and G. B. PHILLIPS, JR., a married man

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

JERRY LUCAS, a married man

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

Begin at the Southwest corner of the SW 1/4 of Section 27, Township 19 South, Range 1 East, thence run North along the West line of said 1/4 Section for 2425.84 feet; thence 89 deg. 00 min. 41 sec. left run 89.47 feet; thence 89 deg. 00 min. 41 sec. right run 196.98 feet; thence 89 deg. 14 min. 05 sec. left run 148 feet to the East right of way of Shelby County Highway No. 55; thence 107 deg. 24 min. 35 sec. right and run Northerly along said right of way for 20.96 feet to the North line of the SE 1/4 of Section 28, Township 19 South, Range 1 East; thence 72 deg. 35 min. 25 sec. right and run 230.93 feet to the Northwest corner of the SW 1/4 of said Section 27; thence run East along the North line of said SW 1/4 of said Section 27 for 2671.2 feet to the Northeast corner of said SW 1/4 of said Section 27; thence 90 deg. 59 min. 05 sec. right and run 1324.18 feet to the Southeast corner of the NE 1/4 of SW 1/4 of said Section 27; thence 89 deg. 04 min. 42 sec. right and run West 1343.65 feet to the Southwest corner of said NE 1/4 of SW 1/4 of Section 27; thence 88 deg. 43 min. 43 sec. left run South 1322.86 feet to the Southeast corner of SW 1/4 of SW 1/4 Section 27; thence 2 deg. 05 min. 17 sec. left run 1320.0 feet to the Southeast corner of the NW 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 East; thence 90 deg. 52 min. 54 sec. right run 1336.08 feet to the Southwest corner of said NW 1/4 of NW 1/4 of Section 34; thence 88 deg. 26 min. 25 sec. right run North 1320.24 feet to the point of beginning; being situated in Shelby County, Alabama.

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SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 103 page 189 and Deed Book 138 page 520 in Probate Office of Shelby County, Alabama.

Right of way granted to Colonial Pipeline by instrument recorded in Deed Book 221 page 208 and Deed Book 221 page 210 in Probate Office of Shelby County, Alabama.

Right of way granted to Shelby County by instrument recorded in Deed Book 135 page 178 in Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 228 in Probate Office of Shelby County, Alabama.

Rights to Atlanta Birmingham and Atlantic Railroad Company as shown by instrument recorded in Deed Book 36 page 456; Deed Book 36 page 484 and Deed Book 37 page 483 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

This property does not constitute the homestead of the Grantors herein.

The Grantors own other real property that does constitute homestead.

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 17th day of June, 1988.

Jean P. Sims (SEAL)  
Jean P. Sims

G. B. Phillips, Jr. (SEAL)  
G. B. Phillips, Jr.

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean P. Sims, a married 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 17th day of June, 1988.

(NOTARIAL SEAL)

[Signature]  
Notary Public

STATE OF MARYLAND )

TALBOT COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. B. Phillips, Jr. a married man 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~~ <sup>he</sup> executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of ~~May~~ <sup>June</sup>, 1988.

(NOTARIAL SEAL)

Dorlene K. Leach - 7-1-90  
Notary Public Commission expires

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STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUN 20 PM 1:27

[Signature]  
JUDGE OF PROBATE

1. Doc. Fee See Mtg 190-425  
2. Mtg Fee  
3. Search Fee 5.00  
4. Index Fee 1.00  
TOTAL 6.00