



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand & NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Charles R. Lucas, a married man

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

Charles R. Lucas & Kay P. Lucas, husband and wife,

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

County, Alabama to-wit:

See attached Exhibit "A"

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 18th

day of July, 19 88

WITNESS:

(Seal) Charles R. Lucas (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Charles R. 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 18th day of July A.D., 1988

Carole Covington
Notary Public

Exhibit "A"

Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 34, Township 20 South, Range 3 West; run thence South 88 degrees 41 minutes 22 seconds East for a distance of 173.06 feet to the East right-of-way of Lucas Lane and the Point of Beginning; continue South 88 degrees 41 minutes 22 seconds East for a distance of 266.11 feet; run thence South 88 degrees 42 minutes 39 seconds East for a distance of 39.99 feet to the Northwest corner of Lot 1 of Kay Lucas Subdivision; run thence South 00 degrees 00 minutes 00 seconds West along the West line of said Lot 1 for a distance of 220.36 feet to the North right-of-way of County Road No. 44 and the Southwest corner of said Lot 1; run thence South 79 degrees 32 minutes 09 seconds West along said North right-of-way for a distance of 59.26 feet; run thence South 83 degrees 56 minutes 01 seconds West along said North right-of-way for a distance of 249.00 feet to the point of intersection of the North right-of-way of County Road 44 and the East right-of-way of Lucas Lane; run thence North 12 degrees 30 minutes 01 seconds East along said East right-of-way for a distance of 212.19 feet; run thence North 38 degrees 49 minutes 00 seconds West along said East right-of-way for a distance of 73.50 feet to the point of beginning.

Said land being in the Southeast Quarter of the Southwest Quarter of Section 34, Township 20 South, Range 3 West of the Huntsville Principle Meridian, Shelby County, Alabama and containing 2.51 acres more or less, according to the survey of Joe E. McKinley, AL Reg. No. 12362 dated April 13th, 1988.

Subject to:

- (1) Easements, restrictions, covenants, conditions, rights-of-way of record; and
- (2) Current year's property taxes and fire district dues.

The grantor herein holds title to this property by virtue of the last will and testament of Thelma Inez Lucas, said will having been duly probated and recorded in the records of the Probate Office of Shelby County, Alabama.

The purpose of this deed is to convey title from the grantor to both he and his wife.

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 21 PM 12:52

James G. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 100
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	<u>700</u>