



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTYThat in consideration of FIVE HUNDRED & NO/100-----DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~we~~ I,

Charles R. Lucas, a married man

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

Charles R. Lucas and 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 29thday of July, 19 88.

WITNESS:

 (Seal) Charles R. Lucas (Seal)

 (Seal) _____ (Seal)

 (Seal) _____ (Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTYI, 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 29th day of July, A.D., 19 88

Notary Public

EXHIBIT "A"

A parcel of land in the Southwest $\frac{1}{4}$, Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: From the SW corner of Section 34 run north along the west section line 867.54 feet to a point on the north right of way line of County Road No. 44, and the beginning point of subject land; from said point, continue said course (a barbed wire fence) 1398.26 feet to a point (a 20" bay tree); thence deflect right 109 degrees 53 minutes and run along a fence 956.74 feet; thence deflect left 18 degrees 23 minutes and continue along a fence 21 feet; thence deflect right 85 degrees 58 minutes for 234.8 feet; thence deflect right 89 degrees 28 minutes for 75 feet; thence deflect left 89 degrees 47 minutes 184 feet; thence deflect left 90 degrees 32 minutes 337.81 feet; thence deflect right 99 degrees 46 minutes for 130.76 feet; thence deflect left 93 degrees 32 minutes for 184.67 feet; thence run along the west margin of a gravel road 131.51 feet; thence continue along said road margin 87 feet; thence continue along said road margin 207 feet to a point on the northerly right of way line of said County Road No. 44; thence deflect right 84 degrees 13 minutes and run along said R.O.W. line 474.33 feet to a concrete right of way marker; thence deflect right 00 degrees 55 minutes and continue along said R.O.W. line 763.76 feet to a concrete right of way marker; thence run along said R.O.W. line (a curve concave right, having a radius of 2904.79 feet, with an angle of 4 degrees 48 minutes, a distance of 248.61 feet, back to the beginning point, containing 31 acres, more or less.

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

The grantor herein holds title under the terms of the Last Will and Testament of Thelma Inez Lucas which has been probated and duly recorded in the Office of the Judge of Probate of Shelby County, Alabama.

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

NOTE: The above legal description was taken from a survey by R. B. Perry Ala. Reg. No. 296 dated August 25th, 1984 and was derived from compiling 2 previous surveys by Bennett, 2 previous surveys by Egan and 2 by Perry, using bearings, angles, distances and monuments in each survey, and accepting the same as true and correct. Monuments not previously located were measured to and checked for location.

STATE OF ALA. CLERK
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG -5 AM 10:24

Thelma A. Lucas
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	650