

487



## JEFFERSON TITLE CORPORATION

This instrument was prepared by

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(Name) M. Theresa Kirby, Attorney at LawThe Southcrest Building 1025 Montgomery Highway(Address) Suite 111 Birmingham, Alabama 35216

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of FIVE HUNDRED & NO/100 DOLLARS

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

Charles R. Lucas, a married man

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

Charles R. Lucas &amp; 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"

BOOK 198 PAGE 22

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. Lucaswhose name is signed to the foregoing conveyance, and who is known to me, acknowledged before meon 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"

Commence at the Southwest corner of Section 34, Township 20 South, Range 3 West; run thence North 00 degrees 32 minutes 33 seconds West along the West line of said section for 252.41 feet to the Point of Beginning; continue North 00 degrees 32 minutes 33 seconds West along said West line for 334.64 feet; run thence North 87 degrees 21 minutes 19 seconds East for 119.90 feet; run thence North 84 degrees 50 minutes 19 seconds East for 106.65 feet; run thence North 83 degrees 14 minutes 03 seconds East for 105.78 feet; run thence North 83 degrees 03 minutes 58 seconds East for 884.52 feet to the West Right-of-Way of Cedar Lane; run thence North 01 degrees 35 minutes 32 seconds East along said West Right-of-Way for 198.69 feet to the South Right-of-Way of Shelby County Road Number 44; run thence North 83 degrees 03 minutes 58 seconds East along said South Right-of-Way for 50.16 feet to the East Right-of-Way of Cedar Lane; run thence South 02 degrees 28 minutes 38 seconds West along said East Right-of-Way for 202.34 feet; run thence South 09 degrees 38 minutes 52 seconds West for 88.55 feet; run thence North 88 degrees 40 minutes 09 seconds West for 44.95 feet; run thence South 13 degrees 13 minutes 07 seconds West for 265.60 feet; run thence South 19 degrees 21 minutes 41 seconds West for 251.03 feet; run thence South 30 degrees 27 minutes 47 seconds West for 189.11 feet to the South line of Section 34; run thence South 88 degrees 41 minutes 58 seconds East along said line for 15.24 feet; Run thence North 30 degrees 36 minutes 10 seconds East for 45.82 feet; run thence North 66 degrees 43 minutes 31 seconds West for 566.53 feet; run thence North 88 degrees 39 minutes 20 seconds West for 440.73 feet to the Point of Beginning. Said land being in Section 34, Township 20 South, Range 3 West and Section 3, Township 21 South, Range 3 West and containing 12.7 acres more or less according to a survey by Joe E. McKinley Ala. Reg. No. 12362 dated April 27th, 1988.

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.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 AUG -5 AM 10:24

*Thomas A. Lawrence, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50