



JEFFERSON TITLE CORPORATION

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

This instrument was prepared by

(Name) M. Theresa Kirby, Attorney at Law
 (Address) Southcrest Building 1025 Montgomery Hwy.
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 and wife, KAY P. LUCAS

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

SHELBY County, Alabama to-wit:

Lots 1, 2, and 3 according to the map and survey of Lucas Addition as recorded in Map Book 11 Page 67 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- (1) Easements, covenants, conditions, restrictions 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.

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 31st

day of August, 19 88.

WITNESS:

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

1. Deed Tax \$ 50
 2. Mig. Tax 88 SEP -8 AM 9:06
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 11.00

Thomas A. Shouder, Jr.
 JUDGE OF PROBATE

(Seal)

Charles R. Lucas (Seal)
CHARLES R. LUCAS

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Lucas, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, A.D., 1988

Donna R. Caton

Notary Public

My Commission expires 5 1991

BOOK 203 PAGE 418