

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

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(205) 833-1571

This instrument was prepared by:

(Name) Mr. Daniel M. Spitler
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

1340

Send Tax Notice to:

(Name) Mr. Jerry Lucas
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
JOHN J. HILL and wife, SUSIE J. HILL

(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 NE corner of the NE 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 1 East; thence run West along the North line of said 1/4 1/4 for 144.45 feet; thence 61 deg. 58 min. 32 sec. Left run 160.42 feet; thence 99 deg. 10 min. 05 sec. Left run Southeasterly 227.72 feet to East line of said 1/4 1/4; thence 107 deg. 42 min. 20 sec. Left run 215.25 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

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

Right of Way granted to Plantation Pipeline by instrument recorded in Deed Book 112 page 228 in Probate Office of Shelby County, Alabama.

Subject to agreement between John J. Hill and Susie J. Hill and Jerry Lucas, as shown by instrument recorded in Real 190 page 430 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$17,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

- 1. Deed Tax \$ 3.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 6.50

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

88 SEP 20 AM 9:46

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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 12th day of September, 19 88

(Seal)

(Seal)

(Seal)

John J. Hill
John J. Hill (Seal)
Susie J. Hill
Susie J. Hill (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 **John J. Hill and Susie J. Hill**

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of September, 19 88

1/25/90

My Commission Expires:

Daniel M. Spitler
Notary Public

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