

This Instrument Was Prepared By:  
DANIEL M. SPITLER  
Attorney at Law  
108 Chandalar Drive  
Pelham, Alabama 35124

MAIL TAX NOTICE TO:  
Mr. Jerry Lucas  
1586 Montgomery Highway  
Hoover, Alabama 35226

WARRANTY DEED

STATE OF ALABAMA )  
  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINE THOUSAND TWO HUNDRED THIRTY-FOUR AND 24/100 DOLLARS (\$109,234.24) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

JERRY LUCAS, a married man

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

JERRY LUCAS, a married man and JOHN P. KELLY, a married man

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I

Begin at the Southwest corner of the SW 1/4 of Section 27, Township 19 South, Range 1 East, thence run North along the West line of said 1/4 Section for 2425.84 feet; thence 89 deg. 00 min. 41 sec. left run 89.47 feet; thence 89 deg. 00 min. 41 sec. right run 196.98 feet; thence 89 deg. 14 min. 05 sec. left run 148 feet to the East right of way of Shelby County Highway No. 55; thence 107 deg. 24 min. 35 sec. right and run Northerly along said right of way for 20.96 feet to the North line of the SE 1/4 of Section 28, Township 19 South, Range 1 East; thence 72 deg. 35 min. 25 sec. right and run 230.93 feet to the Northwest corner of the SW 1/4 of said Section 27; thence run East along the North line of said SW 1/4 of said Section 27 for 2671.2 feet to the Northeast corner of said SW 1/4 of said Section 27; thence 90 deg. 59 min. 05 sec. right and run 1324.18 feet to the Southeast corner of the NE 1/4 of SW 1/4 of said Section 27; thence 89 deg. 04 min. 42 sec. right and run West 1343.65 feet to the Southwest corner of said NE 1/4 of SW 1/4 of Section 27; thence 88 deg. 43 min. 43 sec. left run South 1322.86 feet to the Southeast corner of SW 1/4 of SW 1/4 Section 27; thence 2 deg. 05 min. 17 sec. left run 1320.0 feet to the Southeast corner of the NW 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 East; thence 90 deg. 52 min. 54 sec. right run 1336.08 feet to the Southwest corner of said NW 1/4 of NW 1/4 of Section 34; thence 88 deg. 26 min. 25 sec. right run North 1320.24 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 103 page 189 and Deed Book 138 page 520 in Probate Office of Shelby County, Alabama.

Right of way granted to Colonial Pipeline by instrument recorded in Deed Book 221 page 208 and Deed Book 221 page 210 in Probate Office of Shelby County, Alabama.

Right of way granted to Shelby County by instrument recorded in Deed Book 135 page 178 in Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 228 in Probate Office of Shelby County, Alabama.

Rights to Atlanta Birmingham and Atlantic Railroad Company as shown by instrument recorded in Deed Book 36 page 456; Deed Book 36 page 484 and Deed Book 37 page 483 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

This property does not constitute the homestead of the Grantors herein. The Grantors own other real property that does constitute homestead.

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**PARCEL II**

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.

This property does not constitute the homestead of the Grantors herein. The Grantors own other real property that does constitute homestead.

And as further consideration the Grantees herein expressly assume and promise to pay that certain mortgage on Parcel II to John J. Hill and Susie J. Hill recorded in Mortgage Book 205 page 223 according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 3rd day of January, 1989.

1. Deed Tax \$ 109.50  
2. Rec. 5.00  
3. Index 1.00  
4. Total 115.50

Jerry Lucas (SEAL)  
Jerry Lucas

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry 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 3rd day of January, 1989.

(NOTARIAL SEAL)

STATE OF ALABAMA  
I CERTIFY THAT  
INSTRUMENT WAS FILED

89 JAN -5 PM 12:07

Spencer T. Little  
Notary Public

Thomas C. Scarborough, Jr.  
JUDGE OF PROBATE