

This form furnished by:

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This instrument was prepared by:

(Name) Dawn B. Lucas
(Address) 376 Meadow Rd
Montevallo, AL 35115

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred and 00/100 (\$500.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Joseph P. Bridges and wife, Joyce M. Bridges

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

Dawn B. Lucas, an unmarried woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby

Begin at the NE corner of Section 12, Township 24 North, Range 12 East, County of Alabama, to wit: Run southerly along the east side of the said Section for 1364.51 feet to the point of beginning. Then turn an angle of 117 deg. 02' 21" to the right and run northwesterly for 430.81 feet to an iron on a fence line, then turn an angle of 118 deg. 17' 23" to the left and run southerly along the said fence for 233.29 feet to an iron on said fence, then turn an angle of 1 deg. 10' 57" to the right and run southerly for 202.60 feet to an iron 40 feet north of a paved road, then turn an angle of 86 deg. 36' 22" to the left and run easterly for 113.07 feet to an iron 40 feet north of a paved road, then turn an angle of 11 deg. 22' 01" to the right and run easterly for 226.97 feet to an iron 40 feet north of a paved road (said point also being on the west right of way of Shelby County Road No. 19), then turn an angle of 51 deg. 19' 25" to the left and run northeasterly for 109.50 feet to a point on the west R.O.W. of Shelby County Road No. 19, then turn an angle of 16 deg. 08' 08" to the right and run northeasterly for 68.01 feet to a point of the west R.O.W. of said road, then turn an angle of 26 deg. 03' 17" to the left and run northerly for 53.60 feet to a point on the west R.O.W. of said road, then turn an angle of 37 deg. 01' 27" to the left and run northerly along the west R.O.W. of Shelby County Road No. 19 for 88.47 feet, then turn an angle of 59 deg. 24' 13" to the left and run northwesterly for 125.66 feet back to the point of beginning. Situated in Fractional Section 12, Township 24 North, Range 12 East and Section 17, Township 24 North, Range 13 East, St. Stephens Meridian, Shelby County, Alabama. (As previously recorded in Book 310, Page 166, dated January 27, 1978 in the Probate Records of Shelby County, Alabama.) Begin at the Southwest corner of that certain parcel conveyed to grantees herein by deed from Lester B. Clark and wife, Odile L. Clark, dated January 27, 1978, and recorded in Deed Book 310, page 166, in the Probate Records of Shelby County, Alabama; thence run South 40 ft., more or less, to the center of an unnamed paved road; thence turn to the left and run in a Southeasterly direction along the center line of said paved road to a point where the same intersects the Western right-of-way boundary of Shelby County Highway No. 19; thence turn to the left and run Northeasterly along the right-of-way of Shelby County Highway No. 19 a distance of 40 ft., more or less, to a point which is the Southeast corner of the property previously conveyed to grantees by the aforesaid deed; thence turn to the left and run in a Northwesterly and Westerly direction along the Southern boundary of the property previously conveyed to grantees herein a distance of 340.04 ft., more or less, to a point of beginning. It is the intention to convey to grantees herein a strip of land approximately 40 ft. wide which lies South of the property previously conveyed to grantees and North of the center line of an unnamed paved road as described herein. Said property is situated in Section 12, Township 24 North, Range 12 East, Shelby County, Alabama. (Rec. Book 033, P. 939)

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 _____ day of June, 19 89

Janet J. Wyatt (Seal)
Henry Hunt (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)

89 JUL 10 PM 12:34
(Seal)

Joseph P. Bridges (Seal)
Joyce M. Bridges (Seal)
(Seal)

STATE OF ALABAMA
SHELBY

County }

JUDGE OF PROBATE
General Acknowledgment

I, Janet J. Wyatt
in said State, hereby certify that

Joseph P. Bridges and Joyce M. Bridges

a Notary Public in and for said County,

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

Given under my hand and official seal, this 10th day of July, 19 89

11-8-92

My Commission Expires:

Notary Public