

This instrument was prepared by
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143 Main, P.O. Box 91
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205/665-5102
205/665-5076

175
Send Tax Notice to: James H. McGee
(Name)
(Address) Rt. 3, #1 Strother St.
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand, Seven Hundred Fifty and 00/100, (\$3,750.00)--- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ralph F. Lucas and wife, Joyce T. Lucas
(herein referred to as grantors) do grant, bargain, sell and convey unto
James H. McGee and wife, Janice S. McGee

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

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

90 NOV -2 AM 11:55

JUDGE OF PROBATE

Lot 12, in Block F, according to the Plat of Wilmont Subdivision, as recorded in Map Book 3, page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

Taxes for 1990 and subsequent years. 1990 taxes are a lien but not due and payable until October 1, 1990.

Restrictive covenants and conditions as recorded in Map Book 3, page 124, in the Probate Office of Shelby County, Alabama.

30-foot building set back line from Gregory Drive and Fulgham Drive as shown on recorded map of said subdivision.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day of October, 19 90.

WITNESS

1. David T. ...	<u>4.00</u>	
2. ...	<u>3.50</u>	(Seal)
3. ...	<u>3.20</u>	
4. ...	<u>1.00</u>	(Seal)
5. ...	<u>1.00</u>	
Total	<u>10.50</u>	(Seal)

<u>Ralph F. Lucas</u>	(Seal)
<u>Ralph F. Lucas</u>	
<u>Joyce T. Lucas</u>	(Seal)
<u>Joyce T. Lucas</u>	(Seal)

STATE OF ALABAMA
SHELBY

COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ralph F. Lucas and Joyce T. Lucas 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 25th day of October A.D., 19 90

8/93

R. A. Arnes

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