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This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

ROGER LUCAS
893 TULIP POPLAR DR.
HOUSTON TX.
75244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand and No/100
Dollars (\$ 110,000.00), to the
undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES
herein, the receipt of which is acknowledged, we, DEVELOPMENT
PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as
GRANTORS) do grant, bargain, sell and convey unto ROGER L. LUCAS
and wife, PATRICIA L. LUCAS (herein referred to as GRANTEEES) for
and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, together with
every contingent remainder and right of reversion, the following
described real estate situated in SHELBY County, Alabama, to-
wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY
REFERENCE HEREIN FOR LEGAL DESCRIPTION.

SUBJECT TO: Taxes due in the year 1991 and thereafter,
including any current use rollback.

Title to minerals underlying the above-described
property with mining rights and privileges belonging
thereto are hereby quitclaimed to Grantee but not
warranted.

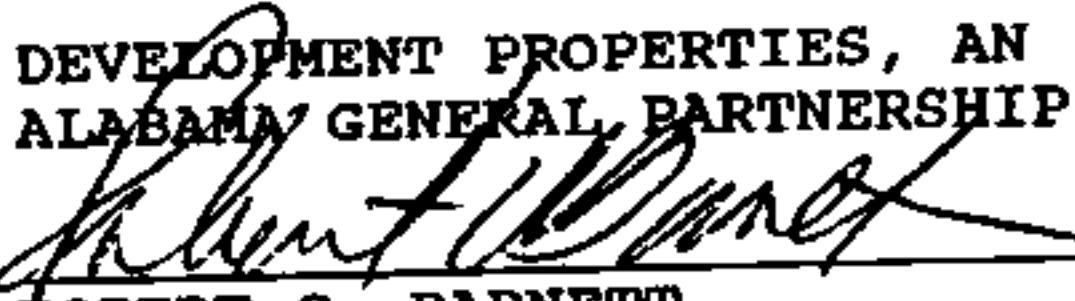
TO HAVE AND TO HOLD to the said GRANTEEES for and during
their joint lives and upon the death of either of them, then to
the survivor of them in fee simple, and to the heirs and assigns
of such survivor forever, together with every contingent
remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and
administrators covenant with the said GRANTEEES, their heirs and
assigns, that we are lawfully seized in fee simple of said
premises; that they are free from all encumbrances, unless
otherwise noted above; that we have a good right to sell and
convey the same as aforesaid; that we will and our heirs,
executors and administrators shall warrant and defend the same to
the said GRANTEEES, their heirs and assigns forever, against the
lawful claims of all persons.

IN WITNESS WHEREOF, the said DEVELOPMENT PROPERTIES, AN
ALABAMA GENERAL PARTNERSHIP, by Robert C. Barnett, its Partner,
who is authorized to execute this conveyance, has hereto set his
signature and seal, this the 15 day of January, 1991.

DEVELOPMENT PROPERTIES, AN
ALABAMA GENERAL PARTNERSHIP

BY:


ROBERT C. BARNETT
ITS PARTNER

BOOK 326 PAGE 326

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ROBERT C. BARNETT, whose name as Partner of DEVELOPMENT PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP, 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 said conveyance, he, as Partner of DEVELOPMENT PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP, executed the same voluntarily for and as the act of said general partnership, on the day the same bears date.

Given under my hand this 15 day of JANUARY,
1991.

[Signature]
Notary Public

BOOK 326 PAGE 327

EXHIBIT "A"

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 2 West; thence run South along the West line of said 1/4-1/4 Section a distance of 127.59 feet; thence turn 122 degrees 30 minutes left and run Northeasterly a distance of 255.00 feet to the point of beginning, said point also being the Northwest corner of Lot 60 of Sandpiper Trail Subdivision, Sector II, as being recorded in Map Book 12, Pages 44, 45, 46, and 47, in the Probate Office of Shelby County; thence turn 18 degrees 04 minutes 04 seconds right and run Northeasterly a distance of 224.04 feet to the Northeast corner of Lot 59 of said Sandpiper Trail Subdivision, Sector II; thence turn 75 degrees 14 minutes 32 seconds left and run Northwesternly a distance of 140.00 feet; thence 08 degrees 42 minutes 52 seconds right and run Northeast a distance of 95.19 feet; thence 75 degrees 05 minutes 23 seconds right and run Easterly a distance of 111.64 feet to a point, said point being on the Easterly right-of-way line of Cayce Lane, said point also being on the curve to the right having a radius of 50.00 feet and a central angle of 94 degrees 41 minutes 13 seconds; thence run Northeasterly along said arc a distance of 82.63 feet; thence turn left from tangent of said curve an angle of 167 degrees 54 minutes 05 seconds and run Westerly a distance of 130.30 feet; thence turn 53 degrees 56 minutes 50 seconds right and run Northwesternly a distance of 58.50 feet; thence turn 09 degrees 57 minutes 26 seconds right and run Northwesternly a distance of 506.57 feet to the centerline of the Cahaba River; thence turn 105 degrees 07 minutes 01 seconds left and run Southwesterly along said centerline a distance of 15.54 feet; thence turn 74 degrees 52 minutes 59 seconds left and run Southeasterly and leaving said centerline a distance of 39.36 feet; thence turn 74 degrees 52 minutes 59 seconds right and run Southwesterly a distance of 122.68 feet; thence turn 39 degrees 04 minutes 20 seconds right and run Westerly a distance of 187.02 feet; thence turn 1 degree 57 minutes 13 seconds right and run Westerly a distance of 192.52 feet; thence turn 28 degrees 18 minutes 28 seconds right and run Northwesternly a distance of 90.45 feet; thence turn 04 degrees 15 minutes 08 seconds right and run Northwesternly a distance of 398.30 feet; thence turn 35 degrees 48 minutes 10 seconds left and run Westerly a distance of 64.38 feet; thence 35 degrees 08 minutes 06 seconds left and run Southwesterly a distance of 380.45 feet; thence turn 108 degrees 07 minutes 53 seconds left and run Southeasterly a distance of 842.66 feet; thence turn 47 degrees 28 minutes 31 seconds left and run Southeasterly a distance of 164.42 feet; thence turn 66 degrees 32 minutes 28 seconds right and run Southeasterly a distance of 64.02 feet; thence turn 15 degrees 43 minutes 40 seconds left and run Southeasterly a distance of 418.79 feet to the point of beginning.

Situated in Shelby County, Alabama.

Together with a 20 foot easement for ingress and egress across Acton Ford to Old Rocky Ridge Road as set out in Real 286, Page 5, in the Office of the Judge of Probate, Shelby County, Alabama. There is no warranty as to this easement, it is conveyed by quitclaim only.

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

91 JAN 18 AM 10:43

1. Deed Tax	\$ 110.00
2. Mtg. Tax	\$ 7.50
3. Recording Fee	\$ 3.20
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 224.50