

This instrument was prepared by

(Name) JAMES A. HOLLIMAN ATTORNEY
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Send Tax Notice To: JUDY C. BEATON

name 3431 Wildewood Drive
Pelham, AL. 35124
address

WARRANTY DEED-

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVEN THOUSAND AND NO/100 (\$7,000.00) DOLLARS and the assumption of the hereinafter described mortgage

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

DAN P. LUCAS and wife, CINDY JO LUCAS

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

JUDY C. BEATON

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

Lot 15, Block 1, according to the Survey of WILDEWOOD VILLAGE - FIRST ADDITION, as recorded in Map Book 8, Page 38, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights. (4) Mortgage in favor of Real Estate Financing, Inc., dated January 7, 1981, and recorded in Real Volume/Mortgage Book 409, Page 311, in said Probate Office, which mortgage was assigned to Central Bank of Birmingham, by instrument recorded in Misc. Book 39, Page 395, in said Probate Office, which mortgage has an approximate balance of \$50,592.58, which Grantee herein has agreed to assume and pay, according to the terms and conditions as set forth in said mortgage instrument.

335 PAGE 780
BOOK
1. Deed Tax - \$ 7.00
2. Mtg Tax - \$ 0.00
3. Recording Fee - \$ 2.50
4. Indexing - \$ 2.00
5. Notary Fee - \$ 0.00
6. Certified Fee - \$ 1.00
Total - \$ 13.50

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 the said GRANTEE(S), 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 said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 22nd day of March, 1991.

22nd

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

91 APR - 1 AM 9:38 (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DAN P. LUCAS and wife, CINDY JO LUCAS whose names 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 22nd day of

March

A. D. 19 91

My Commission Expires: 3-10-93

Notary Public