

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Leroy Lucas & Rhonda H. Lucas
100 Linda Lane
Montevallo, AL 35755-03034

STATE OF ALABAMA)

COUNTY OF SHELBY)

02/02/1993-03034
10:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 45.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty-six Thousand Two Hundred Twenty-five and No/100 (\$36,225.00) Dollars and other good and valuable consideration, to the undersigned grantor, William J. Thomason and wife, Imogene Thomason, in hand paid by Leroy Lucas, Jr. and Rhonda H. Lucas, the receipt whereof is hereby acknowledged, the said William J. Thomason and wife, Imogene Thomason (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Leroy Lucas, Jr. and Rhonda H. Lucas (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the N. W. corner of the N.W. 1/4 of the N.E. 1/4 of Section 7, Township 22 South, Range 2 West and run North 89 deg. 25 min. 46 sec. East 575.36 feet to the point of beginning; thence continue along last described course 543.78 feet; thence South 47 deg. 04 min. 14 sec. East and run 334.98 feet to the North right of way line of Shelby County Road No. 12 being on a curve to the right having a central angle of 8 deg. 18 min. 44 sec. and a radius of 2477.45 feet; thence along the chord of said curve run South 55 deg. 47 min. 59 sec. West 359.10 feet to the end of said curve; thence South 59 deg. 57 min. 20 sec. West and run 113.88 feet; thence North 39 deg. 14 min. 50 sec. West and run 621.88 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 126, Page 165, and Deed 213, Page 421, in Probate Office; (3) Right(s)-of-Way(s) granted to Shelby County in instrument recorded in Deed 200, Page 481, in Probate Office; (4) Easement to the Water Works Board of the Town of Calera as shown by instrument recorded in Deed 186, Page 24, in Probate Office.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during

the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said William J. Thomason and wife, Imogene Thomason, does for themselves, their heirs and assigns, covenant with said Leroy Lucas, Jr. and Rhonda H. Lucas, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned they executed this conveyance on this the 28th day of January, 1993.

WITNESSES:

Lorine S. Cantrell
Lorine S. Cantrell

William J. Thomason
William J. Thomason
Imogene Thomason
Imogene Thomason

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Thomason and wife, Imogene Thomason, 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 seal this 28th day of January, 1993.

Lorine S. Cantrell
Notary Public

My Commission Expires: 6-21-93

Inst # 1993-03034

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