

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
143 Main, P.O. Box 91 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Brian Scott Haynie  
(Name) \_\_\_\_\_  
(Address) 2015 Salem Road  
Montevallo AL 35115

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

\_\_\_\_\_ COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SIXTY THOUSAND and 00/100-----(\$60,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I ~~or~~ we,  
GERALDINE LUCAS, an unmarried woman

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

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

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, described as follows:  
Commence at the Northwest corner of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama and run South along the West line of said Section 9 for 1283.58 feet; thence Left 87 deg. 57 min. and run South 87 deg. 57 min. East for 1487.62 feet to point of beginning thence continue South 87 deg. 57 min. East for 1020.52 feet to a point of intersection with the Westerly right of way line Shelby County Highway No. 15; thence South 06 deg. 55 min. 12 sec. West and along the Westerly right of way line of said Highway for 253.31 feet; thence North 83 deg. 04 min. 48 sec. West for 139.00 feet; thence South 38 deg. 43 min. 46 sec. West for 232.12 feet; thence north 65 deg. 58 min. 16 sec. West for 769.19 feet; thence North 01 deg. 29 min. 00 sec. West for 139.13 feet to point of beginning; being situated in Shelby County, Alabama.  
Less and except any and all easements and right of ways which may or may not be of record.

**SUBJECT TO:**

Property Taxes for 1993 and subsequent years.  
Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 129 page 333 in Probate Office.  
Easement(s) as set out in Real 195 page 398 in Probate Office.  
Location of gravel drive and power lines as shown on the survey by W.M. Varnon dated June 12, 1993.

**PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF MERCHANTS & PLANTERS BANK IN THE SUM OF \$46,400.00.**

**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 13th day of JULY, 19 93

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Geraldine Lucas (Seal)  
GERALDINE LUCAS  
Inst # 1993-20472 (Seal)  
\_\_\_\_\_  
(Seal)

07/14/1993-20472  
10:16 AM CERTIFIED

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 GERALDINE LUCAS

whose name(s) 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 the conveyance, she executed the same voluntarily on the same bears date.

Given under my hand and official seal, this 13th day of JULY, 19 93

8/93  
My Commission Expires:

[Signature]  
Notary Public

1993-20472  
Inst #