

This instrument was prepared by  
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ATTORNEY AT LAW  
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Montevallo, AL 35115-0091      205/665-5076

Send Tax Notice to: AGNES K. VAUGHAN  
(Name) \_\_\_\_\_  
353 17th Street  
(Address) \_\_\_\_\_  
Calera, Alabama 35040

**WARRANTY DEED**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of THIRTY TWO THOUSAND and 00/100-----(\$32,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we  
JAMES ENNIS LUCAS, an unmarried man and SYLVIA B. LUCAS, an unmarried woman  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto AGNES K. VAUGHAN,  
a married woman

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

Commence at the NW corner of Fraction Section 12, Township 24 North, Range 12 East, Shelby County Alabama and run South along the West Line of said Section 12 for a distance of 2640.27 feet; thence left 94 deg. 03' and run Easterly for 257.80 feet; thence left 56 deg. 41' and run Northeasterly for 465.31 feet to a point of intersection with the Southwesterly right of way line of Alabama Highway No. 155; thence left 78 deg. 19' and run Northwesterly along said road right of way line for 100.00 feet; thence right 4 deg. 49' and run Northwesterly along said road right of way for a distance of 112.05 feet to point of beginning; thence continue along said road right of way line for a distance of 200.11 feet; thence left 92 deg. 00' and run Southwesterly for 196.00 feet; thence left 88 deg. 00' and run Southeasterly for 200.11 feet; thence left 92 deg. 00' and run Northeasterly for 196.00 feet to point of beginning.

**SUBJECT TO:**  
Taxes for the year 1994 are a lien, not due and payable until October 1, 1994.  
Excepting therefrom title to all minerals of every kind and character within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto.

01/24/1994-02484  
11:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 40.50

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 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 21st  
day of January, 19 94

\_\_\_\_\_  
(Seal) James Ennis Lucas (Seal)  
\_\_\_\_\_  
(Seal) Sylvia B. Lucas (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (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 James Ennis Lucas and Sylvia B. Lucas  
whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of JANUARY 19 94

9/97  
My Commission Expires: \_\_\_\_\_  
M A Spears  
Notary Public

Inst # 1994-02484