

SEND TAX NOTICE TO:

(Name) Kenneth Ray Lucas and
Tommie L. Lucas

(Address) P. O. Box 55
Wilton, Alabama 35187

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, Alabama 35051

Form 1-1-8 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Satisfaction of all requirements contained in paragraph 4 of Divorce Decree of grantor and grantee, Kenneth Ray Lucas, in Case No. DR 90-330, Shelby County, Alabama, and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Janice Darlene Crader, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth Ray Lucas and wife, Tommie L. Lucas

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, all my right, title and interest in and to the following described real estate situated in

Shelby

County, Alabama to-wit:

One acre of land in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said $\frac{1}{4}$ Section; thence run North along the West $\frac{1}{4}$ line 608.58 feet to the point of beginning; thence continue last course a distance of 200.00 feet; thence turn right 86 deg. 50' and run Easterly 247.33 feet to the Easterly side of an unnamed public road; thence turn right 93 deg. 10' and run South a distance of 200.00 feet; thence turn right 86 deg. 50' and run Westerly 247.33 feet to the point of beginning. Less and except the East 30 feet of said lot, the same being reserved as a right of way for ingress, egress and utilities.

Grantor is one and the same person as Darlene Lucas, shown on the deed recorded in Real Book 054, page 09, Probate Office of Shelby County, Alabama.

Inst # 1994-04791

02/11/1994-04791
02:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 9.50

TO HAVE AND TO HOLD Unto 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11

day of February, 19 94.

WITNESS:

(Seal)

Janice Darlene Crader
(Janice Darlene Crader) (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Janice Darlene Crader whose name 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 day the same bears date.

Given under my hand and official seal this 11 day of February, A.D., 19 94.

Janice Crader
Notary Public