

This instrument was prepared by
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Send Tax Notice to: Jeffrey S. Lucas and
(Name) Pamela G. Lucas
(Address) P.O. Box 103
Montevallo AL 35115
MINIMUM VALUE: \$1,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOHN L. LUCAS and wife, BETTY J. LUCAS (herein referred to as grantors) do grant, bargain, sell and convey unto JEFFREY S. LUCAS and wife, PAMELA G. LUCAS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land lying within the boundaries of the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 12 East; more particularly described as follows:

Begin at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 12 East; thence Easterly along the North boundary of said SE 1/4 of the NW 1/4 a distance of 199.83 feet to the West margin of an alley; thence right 86 deg. 49 min. 39 sec., Southerly 105.00 feet along the west margin of said alley; thence right 92 deg. 50 min. 22 sec. westerly 199.91 feet to a point on the west boundary of said 1/4 1/4 section; thence right 87 deg. 14 min. 15 sec. northerly 106.16 feet along said west boundary to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1994 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 229 page 345 and Deed 107 page 303 in Probate Office.

Any loss and/or claim which may result from the fact that a mobile home rests on the subject property and that it is not presently attached to the land or that it might at some later time be severed from the land.

Inst # 1994-07968
03/11/1994-07968
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 10th day of MARCH, 1994.

WITNESS

____ (Seal)
____ (Seal)
____ (Seal)

John L. Lucas (Seal)
JOHN L. LUCAS
Betty J. Lucas (Seal)
BETTY J. LUCAS
Bell (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 John L. Lucas and wife, Betty J. 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 10th day of MARCH A.D., 1994
MY COMMISSION EXPIRES APRIL 5, 1997

My Commission Expires:

Notary Public

Inst # 1994-07968