



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by
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3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY KNOW ALL MEN BY THESE PRESENTS,
That in consideration of One Hundred Thirty-six Thousand Two Hundred Fifty ^{No} & 100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BARRY R. BRUBAKER and wife, JOAN G. BRUBAKER
(herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS L. LUCIUS and KATHRYN B. LUCIUS
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Lot 42, according to the amended Map of Riverchase West, Dividing Ridge,
as recorded in Map Book 6, at Page 108, in the Office of the Judge of
Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

Inst # 1994-18127

06/06/1994-18127
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HJS 145.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 26th
day of May, 1994.

WITNESS:

(Seal) Barry R. Brubaker (Seal)
BARRY R. BRUBAKER

(Seal) Joan G. Brubaker (Seal)
JOAN G. BRUBAKER

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that BARRY R. BRUBAKER and wife, JOAN G. BRUBAKER
whose name s 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 official seal this 26th day of May, A.D., 1994

8-29-94 [Signature]
Notary Public

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