

STATE OF ALABAMA
COUNTY OF SHELBY

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WARRANTY DEED

THIS INDENTURE, made and entered into on this the 13th day of June, 1995, by and between FRANCES L. KILLGO, a widow, MILDRED JUNE HORTON, a married woman, CHARLES FRANKLIN JOHNSON, an unmarried man, and SUSAN L. BLAIR, a married woman, as Grantors, and JAMES H. LUCAS and ROSALYN S. LUCAS, husband and wife, as Grantees.

06/13/1995-15452
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCB 85.50

Inst # 1995-15452

WITNESSETH

IN CONSIDERATION of the sum of SEVENTY THOUSAND AND NO/100THS (\$70,000.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is by these presents hereby acknowledged, the undersigned have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, subject to the covenants, restrictions, and reservations hereinafter set forth, the following described property, situate, lying and being in Shelby County, Alabama, to-wit:

All that part of the following described property, lying South of Alabama Highway No. 25: The North Half of the Southwest Quarter of the Northeast Quarter, Section 4, T24N, R13E. Less and except for the 2 acres of said tract previously transferred to George Lehman and wife, Verner Lehman.

The herein described real property is not the homestead of either of the Grantors nor of any spouse of a Grantor.

together with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, but subject to any protective covenants, restrictions, reservations, easements, or rights of way heretofore imposed on the hereinabove described property.

TO HAVE AND TO HOLD unto the 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 of such survivor forever, together with every contingent remainder and right of reversion. The Grantors covenant and agree with the Grantees that they are seized of an indefeasible estate in fee simple of said property; that the Grantors have the lawful right to sell and convey the same in fee simple, subject to the covenants, restrictions, reservations, easements, and rights of way hereinabove described; that the property is free from encumbrances; and that the Grantors will forever warrant and defend the title to the same and the possession thereof

No examination of title has been conducted and no representation is made with regard to the quality or condition of the title hereby conveyed.

MTA

unto the Grantees, their successors and assigns, against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the day and date first above written.

Frances L. Killgo
FRANCES L. KILLGO

Mildred June Horton
MILDRED JUNE HORTON

Charles Franklin Johnson
CHARLES FRANKLIN JOHNSON

Susan L. Blair
SUSAN L. BLAIR

STATE OF ALABAMA
COUNTY OF SHELBY

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ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said State and County do hereby certify that FRANCES L. KILLGO, a widow, 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 SEAL this the 31st day of May, 1995.

(SEAL)

Allen K. Mitchell
Notary Public, State at Large

Commission Expires: My Commission Expires 7-22-97

STATE OF ALABAMA
COUNTY OF SHELBY

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ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said State and County do hereby certify that MILDRED JUNE HORTON, a married woman, 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 SEAL this the 5th day of June, 1995.

(SEAL)

Allen K. Mitchell
Notary Public, State at Large

Commission Expires: My Commission Expires 7-22-97

STATE OF ALABAMA

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ACKNOWLEDGEMENT

COUNTY OF DALLAS

I, the undersigned authority, a Notary Public in and for said State and County do hereby certify that **CHARLES FRANKLIN JOHNSON**, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL this the 5th day of June, 1995.

(SEAL)

Allen K. Mitchell
Notary Public, State at Large

Commission Expires: My Commission Expires 7-22-97

STATE OF ALABAMA

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ACKNOWLEDGEMENT

COUNTY OF DALLAS

I, the undersigned authority, a Notary Public in and for said State and County do hereby certify that **SUSAN L. BLAIR**, a married woman, 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 SEAL this the 5th day of June, 1995.

(SEAL)

Allen K. Mitchell
Notary Public, State at Large

Commission Expires: My Commission Expires 7-22-97

THIS INSTRUMENT PREPARED BY:

ROBERT R. BLAIR
Attorney at Law
P. O. Box 976
Selma, AL 36702-0976
(334) 872-7431

GRANTEE'S CURRENT ADDRESS IS:

Inst # 1995-15452

06/13/1995-15452
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 85.50

No examination of title has been conducted and no representation is made with regard to the quality or condition of the title hereby conveyed.

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