

This instrument was prepared by

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205/665-5102

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Send Tax Notice to:

MICHAEL ALLEN AND

(Name)

MICHAEL EUBANKS

(Address)

7415 Hwy 155  
Montevallo AL 35115

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND and 00/100----- (\$8,000.00)----- (DOLLARS)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
DAVID LUCAS and wife, LOIS LUCAS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
MICHAEL ALLEN and MICHAEL EUBANKS

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

Beginning at the point of intersection of the South line of Lot 1, in Block 3, and the West line of Summit Park "A" both as shown in Thomas' Addition to the Town of Aldrich, Alabama, map of which is recorded, February 23, 1944 in the Office of the Judge of Probate, Shelby County, Alabama, in Map Volume 3, Page 52; thence go South along the West line of said Summit Park "A" a distance of 273.00 feet; thence in a southeasterly direction along the Southwest line of Lot 1 in Block 4 of said Thomas' Addition, for 90.40 feet; thence in an easterly direction along the South line of said Lot 1, Block 4 for 103.43 feet; thence in a southerly direction along the West line of Lot 3, Block 4, for 100.72 feet, to the West line of Park Avenue; thence right 33 deg. 07' along an extension of the West line of Park Avenue for 154.30 feet; thence right 113 deg. 01' for 276.58 feet; thence left 18 deg. 58' for 345.78 feet; thence right 124 deg. 07' for 177.39 feet; thence left 10 deg. 20' for 77.25 feet to the point of beginning.

Lying in the South 1/2 of Northwest 1/4 and the Northeast 1/4 of Southwest 1/4, Section 19, Township 22 South, Range 3 West, Shelby County, Alabama.

**SUBJECT TO:**

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

Right of way to Alabama Power Company, dated January 4, 1931, as referred to in Instrument recorded in Deed Book 233, Page 620.

Right of way to Roscoe Whatley, dated August 2, 1949, as referred to in Instrument recorded in Deed Book 233, Page 620.

10/23/1995-30341  
01:27 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.50

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 18<sup>th</sup>  
day of Oct., 19 95

(Seal)

(Seal)

(Seal)

David Lucas (Seal)  
DAVID LUCAS

Lois Lucas (Seal)  
LOIS LUCAS

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that DAVID LUCAS and wife, LOIS LUCAS

a Notary Public in and for said County.

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 18<sup>th</sup> day of October, 19 95

5-1799

My Commission Expires:

Michael K. Damp  
Notary Public