

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Jerry Lucas
(Address) _____

WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of _____ DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we
Jerry Lucas, a married man and John P. Kelly, a married man
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

✓ Jerry Lucas and John P. Kelly, as Tenants In Common
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, restrictions, covenants, current taxes, setback lines and rights of way, if any, of record.

Subject property does not constitute the homestead property of the grantors herein, as defined by the Code of Alabama.

Inst # 1996-33514

Inst # 1996-33514

10/08/1996-33514
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 _____ day of September, 19 96.

(Seal) Jerry Lucas (Seal)

(Seal) John P. Kelly (Seal)

(Seal)

STATE OF ALABAMA }
Shelby County } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Lucas and John P. Kelly, 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 8 day of September October 19 96.

Notary Public, Alabama State At Large
My Commission Expires Oct 5, 1998

Sandra C. Dawson
Notary Public

My Commission Expires:

P.O. Box 374
Shelby AL 35043

EXHIBIT A

Description of property at: Westover, Shelby County, Alabama
To: Jerry Lucas and John P. Kelly

A parcel of land located part in the NE 1/4 of the SE 1/4 of Section/²⁸ and part in the NW 1/4 of the SW 1/4 of Section 27, Township 19 South, Range 1 East, described as follows:

Commence at the S.W. Corner of the N.W. 1/4 of the S.W. 1/4 of Section 27 and go North 89 Degrees 05 Minutes 51 Seconds East along the South Boundary of said 1/4-1/4 Section for 556.75 feet to a point perpendicular to and 75.00 feet from the center line of the CSX Railway Main Line Track, being the Point of Beginning; thence continue North 89 Degrees 05 Minutes 51 Seconds East for 86.56 feet to a point on a curve to the left (150.00 feet from the center line of the CSX Railway Main Line Track) having a Central Angle of 32 Degrees 01 Minutes 29 Seconds and a Radius of 1582.70 feet and subtended by a chord bearing North 46 Degrees 04 Minutes 35 Seconds West for 873.16 feet; thence North 46 Degrees 04 Minutes 35 Seconds West along the chord of said curve for 873.16 feet to the West Boundary of the N.W. 1/4 of the S.W. 1/4 of said Section 27; thence North 01 Degree 19 Minutes 54 Seconds East along the West Boundary of the N.W. 1/4 of the S.W. 1/4 of said Section 27 and the East Boundary of the N.E. 1/4 of the S.E. 1/4 of said Section 28 for 151.69 feet to a point on a curve to the left (287.00 feet from the center line of the CSX Railway Main Line Track) having a Central Angle of 08 Degrees 49 Minutes 45 Seconds and a Radius of 1719.70 feet and subtended by a chord bearing North 68 Degrees 45 Minutes 55 Seconds West along the chord of said curve for 264.74 feet; thence North 68 Degrees 45 Minutes 55 Seconds West along the chord of said curve for 264.74 feet; thence South 16 Degrees 49 Minutes 14 Seconds West radial to said curve for 137.00 feet to a point on a curve (150.00 feet from the center line of the CSX Railway Main Line Track) to the left having a Central Angle of 04 Degrees 46 Minutes 08 Seconds and a Radius of 1582.70 feet and subtended by a chord bearing North 75 Degrees 33 Minutes 52 Seconds West for 131.69 feet; thence North 75 Degrees 33 Minutes 52 Seconds West along the chord of said curve for 131.69 feet to the East Boundary of Shelby County Highway No. 55; thence South 08 Degrees 50 Minutes 43 Seconds West along the West Boundary of said Highway No. 55 for 75.12 feet to a point (75.00 feet from the center line of the CSX Railway Main Line Track) on a curve to the right having a Central Angle of 46 Degrees 07 Minutes 19 Seconds and a Radius of 1507.70 feet and subtended by a chord bearing South 54 Degrees 43 Minutes 42 Seconds East for 1181.16 feet; thence South 54 Degrees 43 Minutes 42 Seconds East along the chord of said curve for 1181.16 feet to the Point of Beginning, containing 3.07 Acres or 133,729 square feet, more or less.

Inst # 1996-33514

10/08/1996-33514
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE