

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

James L Lucas
BX 256
Wilton, AL 35187

Inst # 1997-02565

State of Alabama)
County of Shelby)

01/24/1997-02565
04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO2 MCD 12.50

Know all men by these presents, that in consideration of one thousand, five hundred dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Paul Edward Allen and wife Ruby Joyce Allen, of , BX 66, Maylene, AL 35114, do grant, bargain, sell, and convey unto James L Lucas and wife Linda E Lucas, of BX 256, Wilton, AL 35187 the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing ± 1 acre, located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of $\S 9$, Twp 24N, R12E, Shelby County, AL, described as follows:

Begin at the SW corner of said $\frac{1}{4}\frac{1}{4}\S$;

Thence run E along the S $\frac{1}{4}\frac{1}{4}$ line a distance of 210 feet;

Thence turn left 88°59'34" a distance of 210 feet;

Thence turn left 91°00'26" a distance of 210 feet to the W $\frac{1}{4}\frac{1}{4}$ line;

Thence turn left 88°59'34" along said $\frac{1}{4}\frac{1}{4}$ line a distance of 210 feet to the point of beginning.

According to a legal description written 03 April 1984 by Johnye Horton, RLS #12496, from a map prepared by Joe Conn.

There is conveyed herewith a 15 foot wide easement for ingress and egress right of way.

Source of title: A warranty deed from James L Logan and wife Mary E Logan to Paule E Allen and wife Ruby J Allen, who are the same people as the grantors herein, executed 07 April 1984 and recorded 05 November 1985 in the Shelby County Probate Office, at book 47, page 882.

No part of the property conveyed herein forms any part of the homestead of any grantor.

Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

Paul Edward Allen and wife Ruby Joyce Allen do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that we will and our administrators, heirs, and successors 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, Paul Edward Allen and wife Ruby Joyce Allen, have set our hands and seals, this 09 January 1997.

Witness:

Jim Sears

Paul E. Allen (Seal)
Paul Edward Allen

Ruby Allen (Seal)
Ruby Joyce Allen

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Paul Edward Allen and wife Ruby Joyce Allen, whose names are signed to the foregoing conveyance, and who are (made) 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 09 January 1997.

Edna Lape
Notary public

MY COMMISSION EXPIRES OCTOBER 18, 1999

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