

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 Lee Lucas
BX 256
Wilton, AL 35187

Inst # 1997-02566

State of Alabama)
County of Shelby)

01/24/1997-02566
04:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 13.00

Inst # 1997-02566

Know all men by these presents, that in consideration of ten thousand dollars, of which eight thousand dollars is the proceeds of a mortgage and note executed simultaneously herewith, to the undersigned grantor in hand paid by the grantee 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 Lee Lucas and wife Linda Elizabeth Lucas of BX 256, Wilton, AL 35187 the following described real estate situated in Shelby County, Alabama, to-wit:

The W ½ of the following tract: Begin at the SW corner of the SE¼ of the SW¼, §9, Twp 24N, R12E, and proceed N 210 feet to the point of beginning; thence continue N 210 feet, thence E 380 feet; thence S 135 feet to a marked point; thence E 50 feet; thence S 75 feet; thence W 430 feet to the point of beginning, containing ±2 acres.

There is conveyed herewith a nonexclusive right-of-way over an existing dirt road to Shelby County Highway 8, for ingress to and egress from the above property.

Source of title: A warranty deed from James L Logan and Mary Logan to Paul Allen and wife Ruby Allen, who are one and the same persons as the Paul Edward Allen and Ruby Joyce Allen, grantors herein, executed 22 February 1986 and recorded 15 April 1988 at real book 180, page 173 in the Shelby County Probate Office.

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 his administrators, heirs, and successors covenant with the said grantee, 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 they will and their administrators, heirs, and successors shall

warrant and defend the same to the said grantee, 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 27 December 1996.

Witness:

Steven 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 27 December 1996.

Edna Lyle Beal
Notary public

MY COMMISSION EXPIRES OCTOBER 12, 1998

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