

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Sylvia B. Fondren
1200 County Road 131
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, ~~SHOULD BE FILED WITH THE COUNTY CLERK'S OFFICE~~ - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Pursuant to divorce decree rendered in Case NO. DR-93- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Ennis Lucas, a married man; and Sylvia B. Lucas Fondren, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Sylvia B. Fondren ~~and husband, Charles M. Fondren~~

(herein referred to as GRANTEES) ~~and heirs, assigns, with right of survivorship~~ the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Sylvia B. Lucas Fondren is one and the same person as Sylvia B. Lucas and Sylvia B. Fondren.

02/07/1997-04077
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE P. R. ROBERTS

TO HAVE AND TO HOLD Unto the said GRANTEES ~~and heirs, assigns, with right of survivorship, their heirs, assigns, and assigns forever, that I (we) and my (our) heirs, executors and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.~~

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 11th day of October, 19 96

WITNESS:

(Seal)

(Seal)

(Seal)

James Ennis Lucas (Seal)
Sylvia B. Lucas Fondren (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Ennis Lucas, a married 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 official seal this 12 day of October, A. D., 19 96.
SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGEMENTS. Martha Roberts
Notary Public.

Inst # 1997-04077

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 12, Township 24 North, Range 12 East, and run thence South along the West line of Section 12, a distance of 1729.63 feet to the South right of way line of the Montevallo-Jamison Highway to the point of beginning; thence continue in the same direction a distance of 910.64 feet; thence turn an angle of 94 degrees 03 minutes to the left and run a distance of 258.04 feet; thence turn an angle of 56 degrees 43 minutes to the left and run a distance of 465.56 feet to the South right of way of said highway; thence turn an angle of 78 degrees 19 minutes to the left and run along said right of way a distance of 100.0 feet; thence turn an angle of 4 degrees 49 minutes to the right and run along said right of way a distance of 586.82 feet to the point of beginning. Situated in the said Section 12, Township 24 North, Range 12 East, Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to Agnes K. Vaughan by deed recorded in Instrument #1994-02484, being more particularly described as follows:
Commence at the NW corner of Fraction Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, and run South along the West line of said Section 12 for a distance of 2640.27 feet; thence left 94 degrees 03 minutes and run Easterly for 257.80 feet; thence left 56 degrees 41 minutes and run Northeasterly for 465.31 feet to a point of intersection with the Southwesterly right of way line of Alabama Highway No. 155; thence left 78 degrees 19 minutes and run Northwesterly along said road right of way line for 100.00 feet; thence right 4 degrees 49 minutes and run Northwesterly along said road right of way for a distance of 112.05 feet to point of beginning; thence continue along said road right of way line for a distance of 200.11 feet; thence left 92 degrees 00 minutes and run Southwesterly for 196.00 feet; thence left 88 degrees 00 minutes and run Southeasterly for 200.11 feet; thence left 92 degrees 00 minutes and run Northeasterly for 196.00 feet to point of beginning.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Sylvia B. Lucas Fondren, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before 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 official seal this 11th day of October, 1996.


Notary Public

Inst # 1997-04077

02/07/1997-04077
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 14.00