

Send tax notice to:  
Patricia L. Lucas  
1029 Country Club Circle  
Birmingham, AL 35244

This Instrument Prepared By:  
Gregory D. Hyde  
Feld, Hyde, Lyle & Wertheimer, P.C.  
2100 SouthBridge Pkwy., Suite 590  
Birmingham, Alabama 35209

Inst # 1997-07816

03/13/1997-07816  
10:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**WARRANTY DEED**

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Roger L. Lucas and Patricia Lovelady Lucas, husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Patricia L. Lucas (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3419, according to the Survey of Riverchase Country Club, 34th Addition, as recorded in Map Book 15, Page 32, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: Instrument #1995-05215 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. Restrictions appearing of record in Misc. Book 14, Page 536 and amended in Misc. Book 17, Page 550 and Book 369, Page 203.
3. Certificate of Compliance as recorded in Misc. Book 34, Page 549.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 140.
5. Release of damages as recorded in Book 369, Page 203.
6. Right of way granted to Alabama Power Company by instrument recorded in Instrument #1992-8438.


7. Fifty (50) foot building line from Country Club Circle; 20 feet easement along East lot line; 10 foot easement along West lot line; easement of undetermined width in North corner and Southwest corner of subject property; as shown on recorded map.

8. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 27<sup>th</sup> day of February, 1997.

  
Roger L. Lucas

  
Patricia Lovelady Lucas

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Roger L. Lucas and Patricia Lovelady Lucas, husband and wife, whose names 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 this the 27<sup>th</sup> day of February, 1997.

  
Notary Public

Janet C. Littleton  
Printed Name

[NOTARY SEAL]

My Commission Expires: NOVEMBER 2, 1997