

Value: \$
SEND TAX NOTICE TO:

(Name) Jackie Lucas & Debbie Lucas

(Address) 978 Hwy 89
Montevallo AL 35115

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-S Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One and no/100 ----- DOLLARS

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

Gladys M. Lucas, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jackie Lucas and wife, Debbie Lucas

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A perpetual non-exclusive easement over and across the East 60 ft. of the hereinafter described property, which said easement shall be for the purpose of ingress and egress to and from grantees' property and for the installation of utilities. Said easement being more particularly described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

Inst # 1997-08752

03/21/1997-08752
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCO 11.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this
day of 19 87.

WITNESS:

(Seal) Gladys M. Lucas (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Gladys M. Lucas, a widow
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19 87

Notary Public

Exhibit "A"

An easement 60 ft. in width over the East 60 ft. of the hereinafter described property:

A tract of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama and run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 236.6 feet to a point of intersection with the Northerly right of way line of a public road, County Road No. 89, said point of intersection being the point of beginning of herein described property. Thence continue along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 177.5 feet; thence right 63 degrees 41' and run Northeasterly a distance of 233.16 feet; thence right 116 degrees 19' and run South 281.74 feet; thence left 90 degrees 20' and run East 391.0 feet; thence right 90 degrees 20' and run South 220.0 feet to a point of intersection with the North line of said public road, County Road No. 89; thence West along the North right of way line of said road a distance of 125.0 feet to a point of curve to the right, said curve having a central angle of 50 degrees 00' and a radius of 584.91 feet; thence along arc of said curve 510.43 feet to point of beginning. Said described property containing 3.42 acres, more or less.

SIGNED FOR IDENTIFICATION:


Gladys M. Lucas, Grantor

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