

This instrument was prepared by

SEND TAX NOTICE TO:

Anthony D. Snable  
2700 Highway 280 South  
Suite 101 - W  
Birmingham, Alabama 35223

MARK A. BLAISING  
705 4TH AVENUE N.W.  
ALABASTER, ALABAMA 35007

File #870093

**WARRANTY DEED**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of EIGHTY FOUR THOUSAND FIVE HUNDRED and 00/100 (\$84,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MICHAEL W. LUCAS and BEVERLY M. LUCAS, HUSBAND AND WIFE (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MARK A. BLAISING, AN UNMARRIED MAN and ANGIE E. BUCHANAN, AN UNMARRIED WOMAN (herein referred to as GRANTEEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOTS 1 AND 2, IN BLOCK 11, ACCORDING TO THE SURVEY AND MAP MADE BY H.W. CANNON, A REGISTERED SURVEYOR AND FILED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA ON MAY 10, 1955, AND RECORDED IN MAP BOOK 3, PAGE 156, IN SAID PROBATE OFFICE; WHICH SAID MAP IS ENTITLED "ALABASTER GARDENS" BEING A SUBDIVISION OF PART OF S 1/2 OF SW 1/4 OF SECTION 35, TOWNSHIP 20, RANGE 3 WEST.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1996, which constitutes a lien, but are not yet due and payable until October 1, 1997.
2. Title to all minerals of every kind and character within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto.
3. Restrictions, covenants and conditions as set out in instrument recorded i Deed book 175, Page 68, in the probate office of Shelby County, Alabama.
4. Right of way granted to Shelby county by instrument recorded in Deed Book 156, Page 54, in the said Probate Office.
5. Easement to Alabama Power Company and south Central Bell as shown by instrument recorded in Real 25, Page 135, in the said Probate Office.
6. Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112, Page 321, in the said Probate Office.
7. Transmission Line Permit granted to Alabama Power Company as set out by instrument recorded in Deed Book 181, Page 34, in the said Probate Office.
8. Permit to Alabama Power Company as recorded in Book 230, Page 513, in the said Probate Office.

\$80,275.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

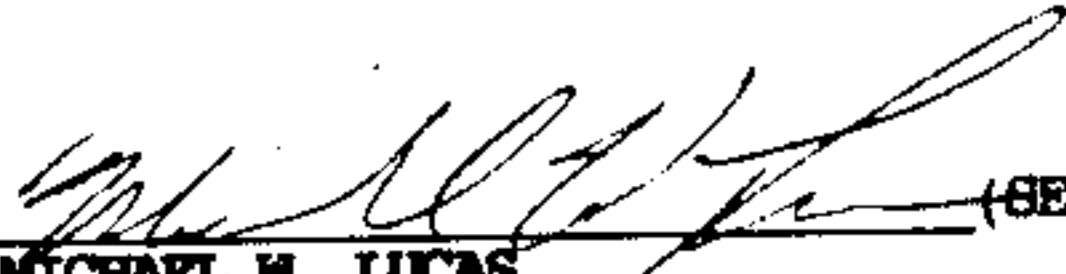
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SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), MICHAEL W. LUCAS and BEVERLY M. LUCAS, HUSBAND AND WIFE, have hereunto set my (our) hand(s) and seal(s) this 25th day of April, 1997.

 (SEAL)  
MICHAEL W. LUCAS

 (SEAL)  
BEVERLY M. LUCAS

STATE OF ALABAMA  
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that MICHAEL W. LUCAS and BEVERLY M. LUCAS, HUSBAND AND WIFE whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 1997.

  
Notary Public

My commission expires 10-21-99

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