

SEND TAX NOTICE TO:

✓ WILLIAM L. LUTCKE, JR.

5204 - Timberline Cove
Bham, AL 35244

CLIFFORD W. HARDY, JR., P.C.
Attorney at Law
1600 3rd Avenue North
Bessemer, AL 35020

Inst # 1997-35706

WARRANTY DEED

JOINT GRANTEES WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of: SEVENTY-SEVEN THOUSAND, (\$77,000.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOSEPH S. WILLIAMS and wife MARY LOU WILLIAMS, hereby grant, bargain, sell, and convey unto WILLIAM L. LUTCKE, JR. and wife MISTY B. LUTCKE (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the survey of Raric Estates, as recorded in Map Book 9, page 140 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Public utilities easements as shown by record plat, including a 10 foot easement on the northwest side, a 30 foot easement on westerly side, a five foot easement on east side and a 7.5 foot easement on southerly side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 60, page 820 and Real 105, page 724.

Right of way in favor of Alabama Power Company recorded in Real 120, page 493.

EXCEPTING:

Coal, oil, gas and mineral and mining rights and all rights incident thereto including release of damages.

TO HAVE AND TO HOLD to 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, (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 none of the Grantees survive, then the heirs and assigns of the LAST GRANTEE herein shall take as tenants in common.

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SHELBY COUNTY JUDGE OF PROBATE
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And we do for our heirs, executors and administrators, covenant with said GRANTEES, their heirs 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; and we will and 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 our hands and seals this 29th day of April, 1997.

Veda T. Hayton
WITNESS

Veda T. Hayton
WITNESS

Joseph S. Williams (SEAL)
JOSEPH S. WILLIAMS

Mary Lou Williams (SEAL)
MARY LOU WILLIAMS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Veda T. Hayton, a Notary Public, in and for said State and County hereby certify that JOSEPH S. WILLIAMS and wife MARY LOU WILLIAMS, 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 AND OFFICIAL SEAL, this the 29th day of April, 1997.

Veda T. Hayton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/24/99

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