

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

(Name) Walter Lee Stephens
(Address) P.O. Box 29
Montevallo AL 35115

This instrument was prepared by

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

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THOUSAND AND NO/100-----(\$100,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

EARNEST R. LUCAS, JR. and wife, DOROTHY M. LUCAS

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

WALTER LEE STEPHENS,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

The Southeast Quarter of the Southwest Quarter; and all that part of the Southwest Quarter of the Southwest Quarter lying East of the present County Road, Section 8, Township 24 North, Range 13 East, in Shelby County, Alabama.

Less and except the North 490 feet thereof.

SUBJECT TO TAXES FOR 1998 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 HIS SPOUSE.

Inst # 1998-01607

01/16/1998-01607
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 108.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 15th day of January, 1998.

(Seal)

Ernest R. Lucas Jr.
Ernest R. Lucas Jr.

(Seal)

(Seal)

Dorothy M. Lucas
Dorothy M. Lucas

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ernest R. Lucas, Jr. and Dorothy M. Lucas 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 15th day of January, A. D., 1998.

My Commission Expires: 10/16/2000

Notary Public.

Inst # 1998-01607