

THIS DEED DONE WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:

✓ Mr. R. Dale Peterson  
2652 Valleydale Road  
Birmingham, AL 35242

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the Consent Decree (R. Dale Peterson, et al v. James L. Lucas, et al, Civil Action Number CV-95-533) entered on the 2nd day of Nov., 1998 by D. Al Crowson, Circuit Judge of Shelby County, Alabama, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, JAMES L. LUCAS and MARY DELANEY LUCAS, husband and wife, (hereafter referred to as the "Grantors"), do by these presents grant, bargain, sell and convey unto R. DALE PETERSON and M. KATHY PETERSON, husband and wife, (hereafter referred to as the "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the Southwest Quarter of Section 14, Township 19 South, Range 2 West, Shelby County Alabama more particularly described as follows: Commence at the Southwest corner of the Northeast Quarter of the Southwest Quarter of Section 14, Township 19 South Range 2 West, and run North along the West line of same 224.55 feet to the point of beginning of herein described parcel; thence continuing along last described course 127.38 feet; thence right 98 deg. 18 min. and run Southeasterly 1065.0 feet thence right 81 deg. 42 min. and run Southeasterly 726.74 feet to a point on the Northwestern right of way of Shelby County Road #14; thence right 60 deg. 32 min. and run Southwesterly along said right of way 85.81 feet; thence right 72 deg. 41 min. and run Northwesterly 1091.17 feet; thence left 90 deg. and run Southwesterly 425.01 feet; thence right 90 deg. and run Northwesterly 196.86 feet; thence right 87 deg. 51 min. and run Northeasterly 330.74 feet; thence right 87 deg. 14 min. 30 sec. and run Southeasterly 42.44 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

**LESS AND EXCEPT THE FOLLOWING PROPERTY:**

Commence at the SW corner of NE 1/4 of SW 1/4, Section 14, Township 19 South, Range 2 West, and run North along the West Boundary of said 1/4 - 1/4 section 351.93 feet; thence 98° 18' right and run in a Southeasterly direction for 913.56 feet to the point of beginning of the parcel herein described thence continue Southeasterly along same course for 151.44 feet; thence 81° 43' 49" right and run Southerly for 148.34 feet; thence 43° 25' 54" right and run Southwesterly for 464.77 feet; thence 89° 33' right and run

Northwesterly for 233.32 feet; thence 91°19' right and run  
Northeasterly for 487.31 feet to the point of beginning; said parcel  
containing 2.7655 acres, more or less.

**TO HAVE AND TO HOLD** to the said Grantees for and during their joint lives and upon the  
death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of  
such survivor forever, together with every contingent remainder and right of reversion.

**IN WITNESS WHEREOF**, the said Grantors have hereto set their respective hands and seals on  
this the 9<sup>th</sup> day of December, 1998.

James L. Lucas  
JAMES L. LUCAS

Mary Delaney Lucas  
MARY DELANEY LUCAS

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that JAMES L. LUCAS and MARY DELANEY 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 and official seal this 9<sup>th</sup> day of December, 1998.

H. H. H. H.  
Notary Public

AFFIX SEAL

My Commission Expires: 11-2000

This Instrument Prepared By:

Jack E. Held, Esq.  
Sirota & Permutt, P.C.  
2222 Arlington Avenue South  
Birmingham, Alabama 35205