

THIS INSTRUMENT PREPARED

NAME Cicio & Cicio, P.C.

ADDRESS 2153 14th Avenue South- Birmingham, Alabama 35205

WARRANTY DEED (Without Survivorship)

ALABAMA TITLE CO., INC.

State of Alabama  
Shelby COUNTY

Know All Men By These Presents,

That in consideration one dollar and any other good and valuable consideration DOLLARS  
to the undersigned grantor Louis J. DeLucas and wife,  
Matilda DeLucas  
in hand paid by Jeffrey G. DeLucas and Lawrence J. DeLucas

the receipt whereof is acknowledged we the said Louis J. DeLucas and wife,  
Matilda DeLucas  
do grant, bargain, sell and convey unto the said Jeffrey G. DeLucas and Lawrence J. DeLucas, with  
grantors herein reserving a Life Estate in the herein described property.  
the following described real estate, situated in Shelby County, Alabama.

to-wit:

Lot 208, according to the Map and Survey of Eagle Point,  
Second Sector, Phase, as recorded in Map Book 18, Page 2  
in the office of the Judge of Probate of Shelby County,  
Alabama.

Subject to taxes of 1994.  
Subject to 25 foot building line, 20 easement, 15 foot  
easement for private ingress and egress, restrictions,  
covenants, reservations, easements and rights of way  
to the State of Alabama, transmission line permit to  
Alabama Power Company, and restrictions recorded in  
instrument #1994-6783 of record.

It being the intent of the grantors to reserve a Life  
Estate in and to the property described herein to  
Grantors or surviving Grantor.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

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:

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, me have hereunto set me hand and seal, this 27  
day of April, 1999.

WITNESS:

State of Alabama  
Jefferson COUNTY

General Acknowledgement

I, James,  
hereby certify that Louis J. DeLucas and wife, Matilda DeLucas  
whose name are signed to the foregoing conveyance, and who are  
me on this day, that, being informed of the contents of the conveyance they  
on the day the same bears date.

Given under my hand and official seal this 27 day of April

, a Notary Public in and for said County, in said State.

know to me, acknowledged before  
executed the same voluntarily

A. D., 1999

Notary Public