

This property does not constitute
homestead for grantor.
This instrument is prepared without
evidence of title insurance.

Send Tax Notice To:
Melinda Cain
8080 Highway 155
Montevallo, AL 35115

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ~~Seventy Thousand Dollars~~ and 00/100 dollars (\$70,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jackie R. Lucas and wife Deborah Joan Lucas, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto Melinda Cain, a single person, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the N.E. corner of fractional section 12 and run South 02 deg. 05 min. 00 sec. East for 648.00 feet; Thence South 85 deg. 25 min. 00 sec. West for 316.60 feet; Thence South 02 deg. 00 min. 00 sec. West for 495.00 feet; Thence South 05 deg. 20 min. 00 sec. East for 274.00 feet; Thence South 03 deg. 25 min. 00 sec. East for 210.00 feet; Thence South 11 deg. 05 min. 00 sec. West for 222.30 feet to a point on a curve to the right on the North boundary of Alabama Highway No. 155, said curve having a central angle of 00 deg. 13 min. 51 sec. and a radius of 5779.50 feet; Thence Easterly along said curve for 23.27 feet to point of beginning; Thence North 44 deg. 20 min 00 sec. East for 160.49 feet; Thence South 61 deg. 55 min. 13 sec. East for 115.63 feet; Thence South 17 deg. 23 min 26 sec. West for 100.25 feet; Thence South 07 deg. 20 min. 22 sec. South for 120.42 feet to a point of intersection with the Northeasterly right of way line of Alabama Highway No. 155, said point of intersection being in a curve to the left and having a central angle of 02 deg. 16 min. 20 sec. and a radius of 5779.59 feet; Thence North 47 deg. 30 min. 39 sec. West for an arc distance of 229.21 feet to point of beginning...
Containing 0.68 acres, more or less.

Subject to easements and restrictions of record.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date, the 17 of June, 1999, at 831 75th St
Montevallo AL 35111

GRANTOR

Jack R Lucas
Jack R. Lucas

Deborah Joan Lucas (L.S.)
Deborah Joan Lucas

10/13/1999-42442
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 82.00

Inst # 1999-42442

STATE OF ALABAMA

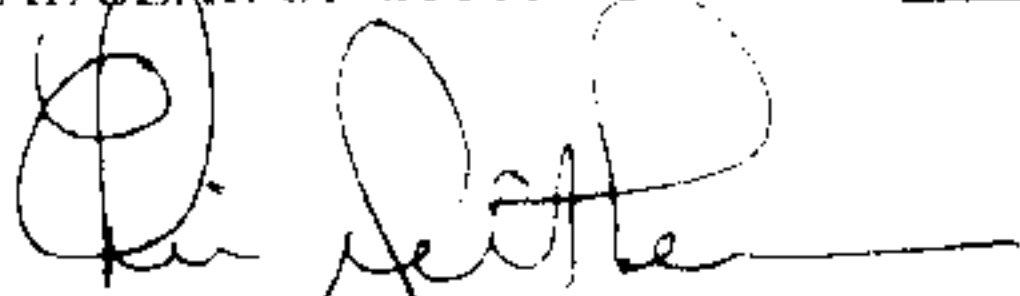
ACKNOWLEDGMENT

SHELBY COUNTY

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Jackie R. Lucas and Deborah Joan Lucas, which is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17 day of June, 1999.

Augst
CRS



NOTARY PUBLIC

My Commission Expires:

5/31/2000

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
P.O. BOX 261
831 ISLAND STREET
MONTEVALLO, ALABAMA 35115
(205) 665-4357

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