

4921

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

RAMONA D. LUCAS  
106 LAKE DAVIDSON LANE  
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst. # 1999-43260  
10/19/1999-43260  
11:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 18.50

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FORTY TWO THOUSAND NINE HUNDRED and 00/100 (\$142,900.00) DOLLARS to the undersigned grantor, AJK CONSTRUCTION, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto RAMONA D. LUCAS, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF OLD TOWN HELENA, AS RECORDED IN MAP BOOK 22 PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. BUILDING SETBACK LINE OF 15 FEET RESERVED FROM LAKE DAVIDSON LANE AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1997-9763 IN PROBATE OFFICE.
4. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 57 PAGE 88; DEED BOOK 146 PAGE 304 AND DEED BOOK 177 PAGE 499 IN PROBATE OFFICE.
5. RIGHT(S)-OF-WAY(S) GRANTED TO L & N RAILROAD BY INSTRUMENT(S) RECORDED IN DEED BOOK 42 PAGE 629 IN PROBATE OFFICE.
6. EASEMENT(S) TO A T & T AS SHOWN BY INSTRUMENT RECORDED IN REAL 184 PAGE 22 IN PROBATE OFFICE.
7. EASEMENT(S) TO TOWN OF HELENA AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 187 PAGE 390; DEED BOOK 307 PAGE 815 AND DEED BOOK 310 PAGE 976 IN PROBATE OFFICE.
8. RIPARIAN RIGHTS, IF ANY, IN AND TO THE USE OF BUCK CREEK.
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22 PAGE 26.

\$135,750.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, AJK CONSTRUCTION, INC., by its PRESIDENT, JAMES KIRBY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 18th day of October, 1999.

AJK CONSTRUCTION, INC.

By:   
JAMES KIRBY, PRESIDENT

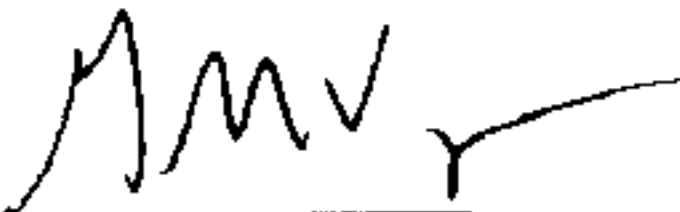
STATE OF ALABAMA)

COUNTY OF SHELBY)

#### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES KIRBY, whose name as PRESIDENT of AJK CONSTRUCTION, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 18<sup>TH</sup> day of OCTOBER, 1999.



Notary Public

My commission expires: 9 29. —

Inst # 1999-43260

10/19/1999-43260  
11:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 18.50