

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
NAME: B. CHRISTOPHER BATTLES  
ADDRESS: 3150 HIGHWAY 52 WEST  
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:  
NAME: Tim Epperson  
ADDRESS: 8088 Hwy 155  
Montevallo, Alabama 35115

THE STATE OF ALABAMA  
SHELBY COUNTY

Know All Men by These Presents: That in consideration of **Thirty nine thousand dollars (\$39,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jackie R. Lucas and Deborah Joan Lucas , married** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tim Epperson and Amie Langham**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See attached Exhibit "A".

Mineral and mining rights excepted.

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

\$33,150.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith..

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that ( unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

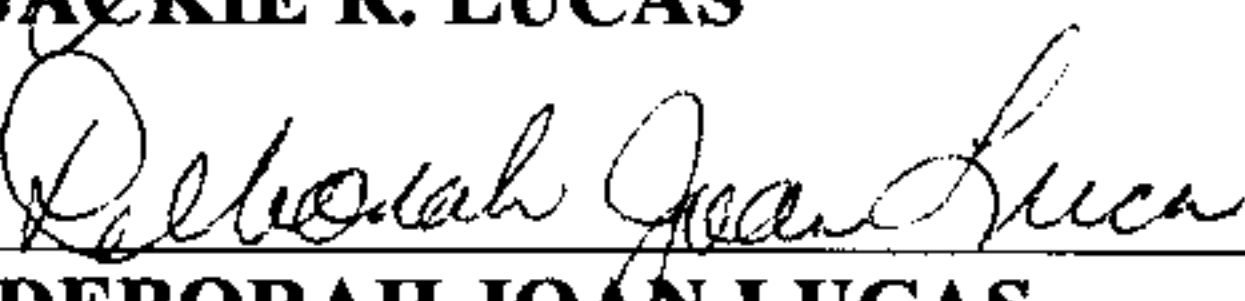
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I/we have hereunto set my/our hand(s) and seal(s) this 28<sup>th</sup> day of September, 2000

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

 (Seal)  
**JACKIE R. LUCAS**

 (Seal)  
**DEBORAH JOAN LUCAS**

STATE OF ALABAMA  
SHELBY COUNTY

I, **B. Christopher Battles** a Notary Public in and for said County, in said State, hereby certify that **Jackie R. Lucas and Deborah Joan Lucas** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28<sup>th</sup> day of September 2000

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 2-25-01

10/04/2000-34871  
08:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 20.00

Inst # 2000-34871

09/28/2000 09:00 2059515263  
Epperson, Timothy  
File No. 20788

**EXHIBIT 'A'**

Commence at the N.E. corner of fractional Section 12 and run South 02 degrees 05 minutes 00 seconds East for 648.00 feet; thence South 05 degrees 25 minutes 00 seconds West for 316.60 feet; thence South 02 degrees 00 minutes 00 seconds West for 495.00 feet; thence South 05 degrees 20 minutes 00 seconds East for 274.00 feet; thence South 03 degrees 25 minutes 00 seconds East for 210.00 feet; thence South 11 degrees 05 minutes 00 seconds 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 degrees 13 minutes 51 seconds and a radius of 5779.50 feet; thence Easterly along said curve for 23.27 feet; thence North 44 degrees 20 minutes 00 seconds East for 160.49 feet; thence South 61 degrees 55 minutes 13 seconds East for 115.60 feet to point of beginning; thence South 67 degrees 56 minutes 02 seconds East for 99.46 feet; thence North 42 degrees 55 minutes 44 seconds East for 36.90 feet to a point of intersection with the Westerly right of way line of Highway No. 18, said point being in a curve to the left and having a central of 1 degree 40 minutes 01 seconds and a radius of 1185.92 feet South 19 degrees 27 minutes 31 seconds West for an arc distance of 34.50 feet; thence South 19 degrees 07 minutes 00 seconds West for 140.87 feet; thence North 57 degrees 00 minutes 34 seconds West for 109.71 feet; thence North 07 degrees 20 minutes 02 seconds East for 20.61 feet; thence North 17 degrees 23 minutes 26 seconds East for 100.25 feet to the point of beginning. Said property lying and being in the East half of Fractional Section 12, Township 24 North, Range 12 East, in Shelby County, Alabama, and being that property described as "Parcel 1-A", according to the survey dated August 30, 2000, by Jimmy Brasfield, Registered Surveyor, Certificate Number 13404.

**ALSO:**

Description of a 15.00 foot ingress and egress easement, 7.5 feet each side of the following described line:

Commence at the N.E. corner of fractional Section 12 and run South 02 degrees 05 minutes 00 seconds East for 648.00 feet; thence South 05 degrees 25 minutes 00 seconds West for 316.60 feet; thence South 02 degrees 00 minutes 00 seconds West for 495.00 feet; thence South 05 degrees 20 minutes 00 seconds East for 274.00 feet; thence South 03 degrees 25 minutes 00 seconds East for 210.00 feet; thence South 11 degrees 05 minutes 00 seconds 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 02 degrees 30 minutes 11 seconds and a radius of 5779.58 feet; thence South 47 degrees 37 minutes 35 seconds East for 252.40 feet to point of beginning; thence North 07 degrees 20 minutes 22 seconds East for 120.42 feet; thence North 00 degrees 04 minutes 50 seconds East for 97.49 feet; thence North 43 degrees 58 minutes 21 seconds East for 60.70 feet to point of ending of herein described line.

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