

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**  
(Name) Mr. Alan J. Dreher  
(Address) 513 Pine Ridge Trail

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

~~Birmingham, Alabama 35213~~

Form 1-1-5 Rev. 4/99  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Til**  
20020531000257000 Pg 1/2 371.50  
Shelby Cnty Judge of Probate, AL  
05/31/2002 13:33:00 FILED/CERTIFIED

**STATE OF ALABAMA**  
**SHELBY** } **KNOW ALL MEN BY THESE PRESENTS,**  
**COUNTY**

That in consideration of Three Hundred Fifty-Seven Thousand, Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kenneth R. Lucas, a married man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alan J. Dreher and Patricia O. Dreher  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby  
County, Alabama to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way, and permits of record.

AS A PORTION OF THE CONSIDERATION, GRANTEES HEREIN AGREE TO ASSUME THAT CERTAIN MORTGAGE FROM KENNETH R. LUCAS, A SINGLE PERSON, TO FARM CREDIT BANK OF TEXAS, DATED SEPTEMBER 3, 1999, RECORDED AS INSTRUMENT #1999-37609, ASSIGNED TO FEDERAL LAND BANK ASSOCIATION OF NORTH ALABAMA, FLCA, BY ASSIGNMENT DATED MAY 1, 2000, RECORDED AS INSTRUMENT #2000-16525, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 hereby 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 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, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this May day of 2002.

WITNESS:

\_\_\_\_\_(Seal) Kenneth R. Lucas \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

**STATE OF ALABAMA** **NEW MEXICO**  
**XXXXXX** } **COUNTY**

OFFICIAL SEAL  
M. EUGENIA YOUNG  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires 12/6/2005

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenneth R. Lucas whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May A.D., ~~19~~ 2002.  
M Eugenia Young  
Notary Public.

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 7:

From a 1/2-inch rebar at the NE corner of the NW 1/4 of NE 1/4 of Section 5, Township 21 South, Range 1 East, run thence South along the East boundary of said NW 1/4 of NE 1/4 a distance of 667.50 feet to a 1/2-inch rebar; thence turn 90 degrees 12 minutes 49 seconds right and run 109.39 feet to a 1/2-inch rebar on the East boundary of an Alabama Power Company 100-foot right of way, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 556.66 feet to a 1/2-inch rebar; thence turn 90 degrees 10 minutes 08 seconds left and run 667.98 feet to a 1/2-inch rebar on the North boundary of the SW 1/4 of NE 1/4 of said Section 5; thence continue along said course a distance of 269.27 feet to a 1/2-inch rebar, being the P.C. of a curve concave left and having a Delta angle of 62 degrees 03 minutes 28 seconds and tangents of 81.95 feet; thence turn 31 degrees 01 minutes 44 seconds left and run a chord distance of 140.45 feet to a 1/2-inch rebar at the P.T. of said curve; thence turn 31 degrees 01 minutes 44 seconds left and run 477.91 feet to a 1/2-inch rebar on the Westerly boundary of Shelby County Highway #55 (80-foot right of way); thence turn 86 degrees 48 minutes 09 seconds right and run 41.08 feet along said highway boundary to a 1/2-inch rebar; thence turn 92 degrees 36 minutes 51 seconds right and run 207.89 feet to a 1/2-inch rebar; thence turn 85 degrees 29 minutes 01 seconds left and run 16.90 feet to a 1/2-inch rebar; thence turn 86 degrees 04 minutes 02 seconds right and run 271.16 feet to a 1/2-inch rebar at the P.C. of a curve concave right and having a Delta angle of 62 degrees 03 minutes 28 seconds and tangents of 118.04 feet; thence turn 31 degrees 01 minutes 44 seconds right and run a chord distance of 180.05 feet to a 1/2-inch rebar at the P.T. of said curve; thence turn 31 degrees 01 minutes 44 seconds right and run 211.90 feet to a 1/2-inch rebar; thence turn 89 degrees 52 minutes 23 seconds left and run 606.62 feet to a 1/2-inch rebar on the West boundary of aforementioned SW 1/4 of NE 1/4 of said Section 5; thence turn 89 degrees 55 minutes 06 seconds right and run 57.50 feet to a 1/2-inch rebar at the SW corner of the NW 1/4 of NE 1/4 of said Section 5; thence continue along said course a distance of 1336.93 feet to a 1/2-inch rebar at the SW corner of the SW 1/4 of SE 1/4 of Section 32, Township 20 South, Range 1 East; thence turn 01 degrees 35 minutes 21 seconds left and run 1230.27 feet along the West boundary of said SW 1/4 of SE 1/4 to a point on an accepted fence line; thence turn 90 degrees 27 minutes 25 seconds right and run 1349.67 feet along said fence line to a pine knot; thence turn 90 degrees 10 minutes 02 seconds right and run 383.87 feet along a fence line; thence turn 00 degrees 31 minutes 18 seconds right and run 30.00 feet along a fence line to a 1/2-inch rebar; thence turn 90 degrees 31 minutes 52 seconds right and run 130.99 feet to a 1/2-inch rebar on the East boundary of aforementioned Alabama Power Company right of way; thence turn 93 degrees 43 minutes 15 seconds left and run 1511.95 feet along said right of way boundary to the point of beginning of herein described parcel of land.

According to survey of Sam W. Hickey, RLS #4848, dated October 3, 2001.