

SEND TAX NOTICE TO:

(Name) Tracy Lucas
6227 Sioux Lane
(Address) Birmingham, Al. 35242

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216



20020801000357180 Pg 1/1 18.50
Shelby Cnty Judge of Probate, AL
08/01/2002 09:23:00 FILED/CERTIFIED

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred fifty thousand and no/100 (\$150,000.00) DOLLARS

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

Kathleen T. Glencer, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Tracy Lucas and Donald L. Roberts

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 74, according to the Survey of Broken Bow, First Addition, First Phase,
as recorded in Map Book 8, Page 116 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$142,500.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

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 WHEREOF, I have hereunto set my hand(s) and seal(s), this 29
day of July, 2002.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Kathleen T. Glencer (Seal)
KATHLEEN T. GLENCER
_____(Seal)
_____(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Kathleen T. Glencer, an unmarried woman
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 she has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29 day of July, 2002 A. D.,
My commission expires: 9/13/04

Heesau
Notary Public.