MOSS & CONDON, LLC
300 UNION HILL DRIVE, SUITE 200
BIRMINGHAM, AL 35209

20020816000390150 Pg 1/2 37.50 Shelby Cnty Judge of Probate, AL 08/16/2002 13:23:00 FILED/CERTIFIED

This instrument was prepared by:
David P. Condon
Moss & Condon, LLC
300 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to: Jane K. Lucas and James G. Lucas 109 Cambrian Way

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )
:
JEFFERSON COUNTY ) KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Seventeen Thousand** to the undersigned grantor(s) in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we,

Linda C. Bell, unmarried

(hereinafter referred to as "Grantor(s)") do grant, bargain, sell and convey unto

## Jane K. Lucas and James G. Lucas

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in JEFFERSON County, Alabama:

See Attached Exhibit "A" Hereto and Incorporated Herein

\$\frac{9}{1000000}\$ of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2002 ad valorem taxes not yet due and payable;

(2) all mineral and mining rights not owned by the Grantors; and (3) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD unto 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

(Seal)

IN WITNESS WHEREOF, I/we have set my/our hand(s) and seal(s), this day of July, 2002.

Linda C. Bell

STATE OF NORTH CAROLINA)

Marhenty COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Linda C. Bell 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this  $10^{14}$  day of July, 2002.

Notary Public: My Commission Expires:

JOHN F. RENGER, III

NOTARY PUBLIC

MECKLENBURG COUNTY, N. C.

My Commission Expires 4/22/2006

(Seal)

## EXHIBIT "A"

Unit 109, according to the Survey of Cambrian Wood Condominium, as recorded in Map Book 6, page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, and also as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12, page 87, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344 and Misc. Book 52; page 318, in the Probate Office of Shelby County, Alabama, together with an undivided .0133124% interest in the common elements as set forth in said Declaration; being situated in Shelby County, Alabama.