

Prepared by:  
Mary L. Gifford, Attorney  
300 Corporate Parkway, Suite 150  
Birmingham, Alabama 35242

Send Tax Notice to:  
John A. Lucas, III  
2796 Berkeley Drive  
Birmingham, AL 35242

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**Sales price:\$402,000.00**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable consideration and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, David H. Johnson and Leigh P. Johnson, husband and wife, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto John A. Lucas, III and wife, Beverly W. Lucas, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Schedule A for Legal Description

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

**\$321,600.00 was paid from a first mortgage recorded herewith.**

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their heirs and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that

they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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 and seal on this the 9<sup>th</sup> day of January, 2003.

David H. Johnson  
David H. Johnson

Leigh P. Johnson  
Leigh P. Johnson

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that David H. Johnson and wife, Leigh P. Johnson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of January, 2003.

Mary L. Gifford  
Notary Public: Mary L. Gifford  
My Commission Expires: 7/6/05

Exhibit A

Lot 3 and 3A, Block 9, according to the Amended Map of the First Addition to Woodford, as recorded in Map Book 10, Page 86, in the Probate Office of Shelby County, Alabama.

Parcel ID #101110001008022 and

Parcel ID #101110001008001

Subject to:

Real Property Taxes for 2003, not yet due and payable

50 foot building line on front, as shown by recorded Map (Lot 3)

30 foot building line on rear, as shown by recorded Map. (Lot 3)

10 foot easement on each side, as shown by recorded Map. (Lot 3)

Restrictions or covenants recorded in Misc. Volume 92, Page 175, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Restrictions regarding Alabama Power Company recorded in Misc. Volume 92, Pg. 190, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Real 106, Page 522, in the Probate Office of Shelby County, Alabama.

Any mineral and/or mining rights not owned by seller

Present Zoning classification (residential)

Any other utility easements serving the property, residential subdivision covenants and restrictions and building lines of record.

A handwritten signature in black ink, appearing to be 'LH' followed by a stylized flourish.