

ORIGINAL

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Shelby Cnty Judge of Probate, AL
02/06/2003 13:09:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Michael W. Lucas
Beverly M. Lucas
1914 Shadywoods Drive
Birmingham, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Nine Thousand and no/100 Dollars (\$49,000.00) to the undersigned Grantor

ABM DEVELOPERS, LLC

an Alabama Limited Liability Company (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

MICHAEL W. LUCAS AND BEVERLY M. LUCAS

(herein referred to as Grantee whether one or more) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 48-A, according to the Resurvey of Lots 48 and 49 Rushing
Parc Sector One and Two, as recorded in Map Book 30, page 46,
in the Probate Office of Shelby County, Alabama.**

**Subject to easements, restrictions and rights-of-way of record, if
any.**

Subject to ad valorem taxes for the current year and thereafter.

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 the Grantor will warrant and defend the right and title to the above described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor, by its duly authorized Managing Partner, **Billy H. Alldredge**, has signed and sealed this Deed on this the 6th day of November, 2002. Said Managing Partner warrants and represents that it is duly authorized under its Operating Agreement and pursuant to a formal resolution of the company to execute and deliver this deed to the Grantee on behalf of the Grantor.

ABM DEVELOPERS, LLC


BY: 
Billy H. Alldredge
Its Managing Partner

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **Billy H. Alldredge**, whose name as Managing Partner of **ABM Developers, LLC, an Alabama Limited Liability Company**, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Managing Partner, and with full authority, executed the same voluntarily for and as the act for said Company.

Given under my hand and official seal this the 6th day of November, 2002.


Notary Public
My commission expires: 2/23/2004