

This instrument was prepared by  
(Name) Larry L. Halcomb  
3512 Old Montgomery Hwy, Ste. 219  
(Address) Birmingham, AL 35209

Send Tax Notice To: Terrence L. Lucas  
name  
121 Camden Lake Drive  
address  
Calera, AL 35040

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

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,  
**Randall R. Lammon and Wife, Gretchen E. Shaw Lammon**  
(herein referred to as grantors) do grant, bargain, sell and convey unto **Terrence L. Lucas and Trimeeka M. Lucas**

(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 7, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, page 33 A, B & C, Shelby County, Alabama Records.**

**Minerals and mining rights excepted.**  
**Subject to taxes for 2005.**  
**Subject to items on attached Exhibit "A".**

**Gretchen E. Shaw Lammon and Gretchen E. Shaw is one and the same person.**

**\$ 148,824.00 of the purchase price was paid from the proceeds of a mortgage loan 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, we have hereunto set our hand(s) and seal(s), this 30<sup>th</sup>  
day of January, 2005.

\_\_\_\_\_(Seal) x Randall R. Lammon \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) x Gretchen E. Shaw Lammon \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

~~STATE OF ALABAMA~~  
**KANSAS**  
Kingman COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Randall R. Lammon and Wife, Gretchen E. Shaw Lammon  
whose name(s) 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 30 day of January A.D., 2005

My Commission Expires: 8-7-05

x Beela Jacobs  
NOTARY PUBLIC  
STATE OF KANSAS  
COM. EXPIRES 8-7-05  
Notary Public  
(SEAL)

**EXHIBIT "A"**

**20 foot minimum building setback line from Camden Lake Drive as shown by recorded map.**

**20 foot sanitary sewer and lake easement on the rear of lot and a 7.5 foot easement on the Westerly lot line as shown by recorded map.**

**Restrictions as setforth in Instrument #1999-10604, Instrument #1999-41873.**

**Easement and right of way as setforth in Instrument #1999-22218.**

**Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.**

**Riparian and other rights created by the fact that subject property lies adjacent to a lake.**