

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by  
**Mitchell A. Spears**

Attorney at Law

P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Thomas Lucas and  
Send Tax Notice to: Janice Stephens Lucas  
(Name) 245 Springbrook Lane  
(Address) Montevallo, AL 35115

\*\*\*MINIMUM VALUE: \$5,000.00\*\*\*

**Warranty Deed, Jointly For Life With Remainder To Survivor**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

**JOSEPH W. STEPHENS, an unmarried man**

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

**THOMAS LUCAS and wife, JANICE STEPHENS LUCAS**

(herein 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, the following described real estate situated in **SHELBY** County, Alabama to-wit:

**REFERENCE IS HEREBY MADE TO THE LEGAL DESCRIPTION HERETO ATTACHED AS EXHIBIT "A", AND FULLY INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.**

**SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 2002-1024000524950.**

**THE GRANTOR HEREIN IS THE SURVIVING GRANTEE DESIGNATED UPON THAT WARRANTY DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, AT INSTRUMENT NO. 2002-1024000524950; THE OTHER GRANTEE LULLA MAE STEPHENS, HAVING DECEASED ON APRIL 13, 2007.**

TO HAVE AND TO HOLD to the said 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 for such survivor forever.

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 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 23<sup>rd</sup> day of August, 2007.

Joseph W. Stephens  
JOSEPH W. STEPHENS

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **JOSEPH W. STEPHENS**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23<sup>rd</sup> day of August, 2007.

L. Nichol K. Camp  
Notary Public

My Commission Expires: 5/17/2011


  
20070823000398340 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/23/2007 12:43:49PM FILED/CERT

EXHIBIT "A"

Commence at the southwest corner of the northwest quarter of the northeast quarter of Section 2, Township 22 south, Range 4 west, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter section a distance of 500.00' to a point; Thence turn a deflection angle of 89 degrees 04 minutes 49 seconds right and run easterly a distance of 90.00' to a set rebar pin and the point of beginning of the property being described; Thence continue along last described course a distance of 315.00' to a set rebar pin; Thence turn a deflection angle of 89 degrees 04 minutes 49 seconds left and run northerly a distance of 385.00' to a set rebar pin; Thence turn a deflection angle of 90 degrees 55 minutes 11 seconds left and run westerly a distance of 315.00' to a set rebar pin; Thence turn a deflection angle of 89 degrees 04 minutes 49 seconds left and run southerly a distance of 385.00' to the point of beginning, containing 2.78 acres. Property is subject to any and all agreements, easements, restrictions and/or limitations of probate record and/or applicable law.

According to the survey of Joseph E. Conn, Jr., Alabama Registered Land Surveyor No. #9049, dated January 14, 1998.



20070823000398340 3/3 \$22.00  
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Shelby County, AL 08/23/2007  
State of Alabama

Deed Tax: \$5.00