

Send tax notice to:  
GREGORY A. SEGREST AND MELISSA L. SEGREST  
198 STONECLIFF CIRCLE  
PELHAM, ALABAMA 35124

**WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **ONE HUNDRED FORTY FIVE THOUSAND NINE HUNDRED AND NO/100 (\$145,900.00)** and other valuable considerations to the undersigned GRANTOR (S), **THOMAS C. LUCAS AND ELLEN LUCAS, HUSBAND AND WIFE** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **GREGORY A. SEGREST AND MELISSA L. SEGREST, HUSBAND AND WIFE** hereinafter referred to as GRANTEE(S), 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 County of Shelby, State of Alabama, to-wit:

LOT 107, ACCORDING TO THE SURVEY OF THE COTTAGES AT STONEHAVEN, SECOND ADDITION, PHASE TWO, AS RECORDED IN MAP BOOK 24, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$143,645.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

**TO HAVE AND TO HOLD**, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand and seal, this 30<sup>th</sup> day of April, 2008.

Thomas C. Lucas  
THOMAS C. LUCAS

BY: Ellen B. Lucas AIF  
ELLEN B. LUCAS, ATTORNEY-IN-FACT  
Ellen Lucas  
ELLEN LUCAS

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Thomas C. Lucas, by Ellen B. Lucas, Attorney-in-Fact and Ellen Lucas, individually 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, she in her capacity of Attorney-in-Fact for Thomas C. Lucas and with full authority and individually, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of April, 2008.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, ALABAMA 35243

**DAVID S. SNODDY**  
**MY COMMISSION EXPIRES 6/18/10**

Shelby County, AL 05/07/2008  
State of Alabama  
Deed Tax: \$2.50