

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Gerald Michael Lucas
Laurie Ann Lucas
450 Crestview Circle
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Hundred Thousand & 00/100 Dollars (\$200,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **James A. Kelly and wife, Ann K. Kelly**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Gerald Michael Lucas and wife, Laurie Ann Lucas**, hereinafter called "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 **Shelby County, Alabama**, to wit:

Lot 5, Block 6, according to Survey of Arden Subdivision, to the Town of Montevallo, as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO: Begin at the SE corner of Lot 5, Block 6 of Arden Subdivision as recorded in Map Book 3, Page 64, Probate Office of Shelby County, Alabama; thence proceed in a northeasterly direction along the SE side of said Lot 5, a distance of 100 feet to the NE corner of said lot; thence at an angle to the right of 90 degrees and 10 minutes and in line with the NE side of said lot a distance of 412 feet to the center of Shoal Creek; thence in a southwesterly direction along the center of said creek to a point in line with the SW side of said Lot 5; thence a distance of 70 feet to a point of beginning, being situated in the NE¹/₄ of the SE¹/₄ of Section 21, Township 22 South, Range 3 West, in the Town of Montevallo, Alabama.

Subject to all items of record.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE(S), ON EVEN DATE HERewith, IN FAVOR OF SUPERIOR BANK, IN THE SUMS OF \$96,000.00.

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 31st day of July, 2008.

GRANTOR

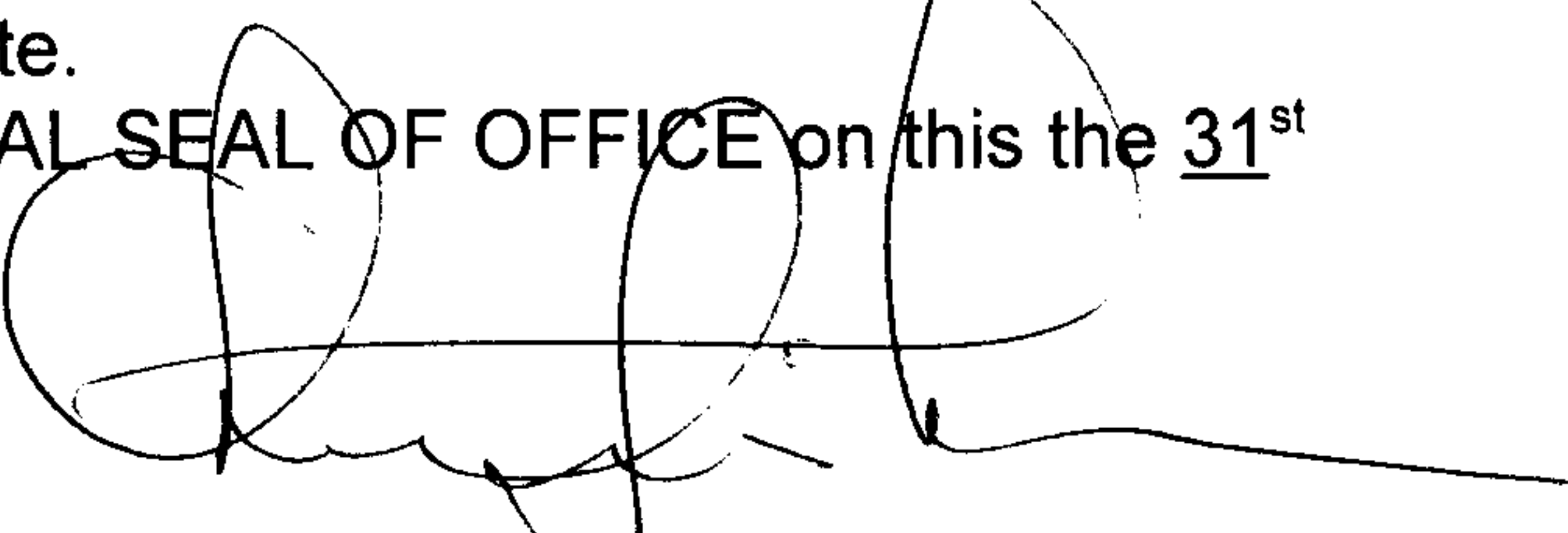
Ann K. Kelly as POA
for James A. Kelly (L.S.)
James A. Kelly
By: Ann K. Kelly as POA for James A. Kelly,
found in Inst. No: _____,
Probate Office Shelby County Probate Office.

Ann K. Kelly (L.S.)
Ann K. Kelly

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that Ann K. Kelly as Power of Attorney for James A. Kelly is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Power of Attorney executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31st day of July, 2008.

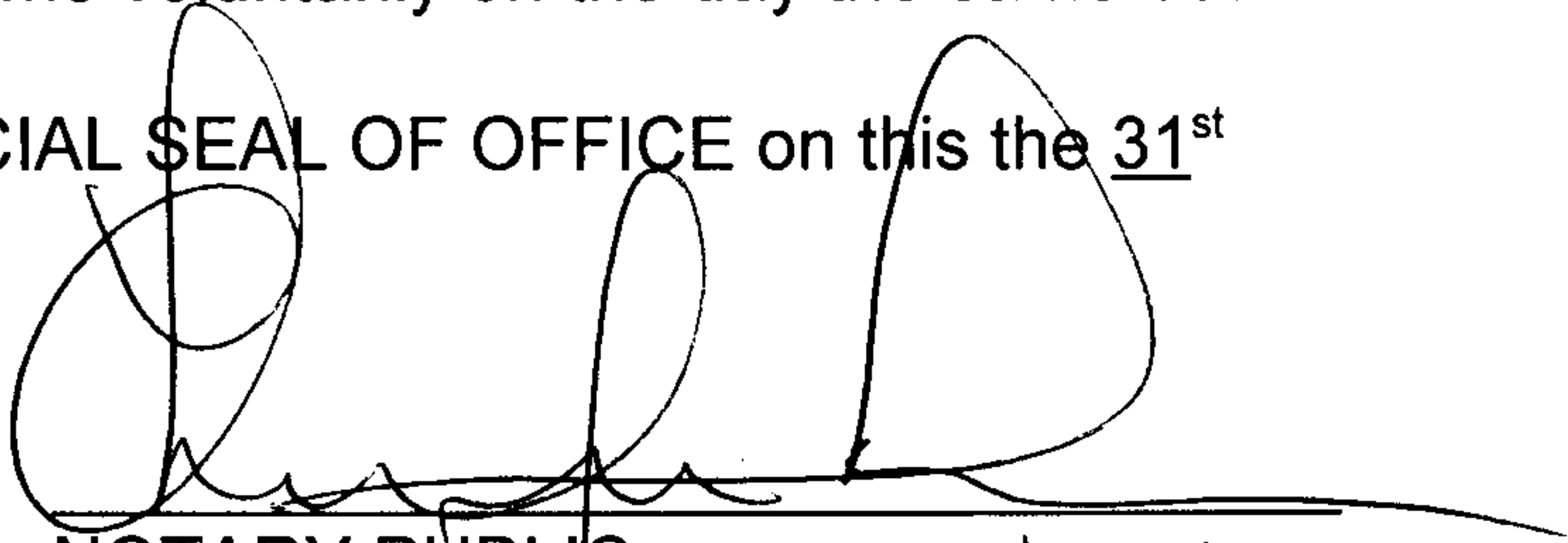


NOTARY PUBLIC
My Commission Expires: 5/13/2012

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Ann K. Kelly, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31st day of July, 2008.



NOTARY PUBLIC
My Commission Expires: 5/13/2012