


23661

Send tax notice to:
Lucas Farm, LLC
12975 Highway 17
Montevallo, AL 35155

This Instrument Prepared By:
Leonard Wertheimer, Esq.
Feld, Hyde, Wertheimer, Bryant & Stone, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209


20100601000172430 1/2 \$38.00
Shelby Cnty Judge of Probate, AL
06/01/2010 02:57:02 PM FILED/CERT

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER, BRYANT & STONE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Robert M. Byrd, Jr and Slyvia H. Byrd, as joint tenants with right of survivorship (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Lucas Farm, LLC (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of Section 4, Township 22 South, Range 3 West, lying NE of Woods Creek, more particularly described as follows: Commence at a point where the western boundary of the Montevallo Elyton Road crosses Woods Creek and run thence in an northwesterly direction a distance of 600 feet, more or less, along the western boundary of the Montecallos Elyton Road to a point which said point is the northeastern corner of lot conveyed to Chandler Davis and wife, by deed recorded in Deed Book 150, Page 161, in the Probate Records of Shelby County, Alabama, and the point of beginning of the property herein conveyed; thence continue in the same direction along the western bounday of the Montevallo Elyton Road a distance of 178 feet to a point; thence turn to the left and run westerly parallel with the northern boundary of the Chandler Davis lot a distance of 270 feet, more or less, to a point on the eastern boundary of Woods Creek; thence turn to the left and run southerly along Woods Creek a distance of 178 feet, more or less, to the northwest corner of the Chandler Davis lot; thence turn to the left and run east along the northern boundary of the Chandler Davis lot a distance of 275 feet to point of beginning.

SOURCE OF TITLE: Book 2001, Page 47724

Sylvia Lee Byrd in one in the same as Sylvia H. Byrd.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that we am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/01/2010
State of Alabama
Deed Tax : \$24.00

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on

May 18, 2010.

Robert M. Byrd, Jr.
Robert M. Byrd, Jr.

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Robert M. Byrd, Jr. And Sylvia H. Byrd, as joint tenants with right of survivorship, whose names 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 on May 18, 2010.

Donna B. Frey
Notary Public

Donna B. Frey
Printed Name

(NOTARY SEAL)

My Commission Expires: 3-11-2011


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