

Send tax notice to:
DANIEL M. LUKSTEIN and TAMMIE L. LUKSTEIN
521 HODGENS ROAD
CHELSEA, AL 35043


20120706000239130 1/2 \$80.00
Shelby Cnty Judge of Probate, AL
07/06/2012 01:25:20 PM FILED/CERT

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 **Sixty-Five Thousand and 00/100 (\$65,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **WILLARD CHANCE, AN UNMARRIED INDIVIDUAL AND DOROTHY D. CHANCE, AN UNMARRIED INDIVIDUAL**, (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 **DANIEL M. LUKSTEIN and TAMMIE L. LUKSTEIN**, 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:

SEE EXHIBIT 'A' ATTACHED HERETO

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 28th day of June, 2012.

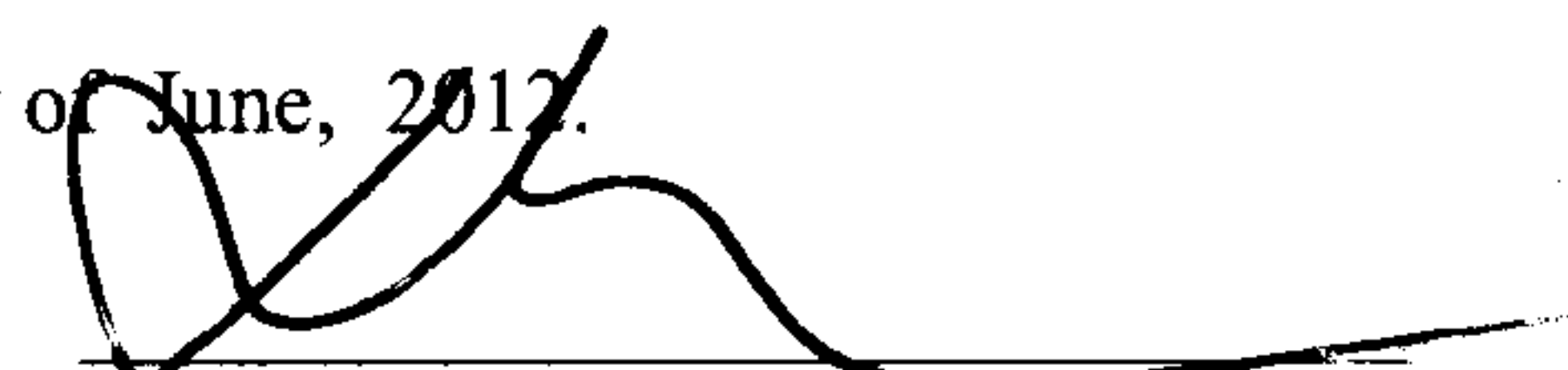
Willard Chance
WILLARD CHANCE

BY: Barbara Chance Goodwin AIF
BARBARA CHANCE GOODWIN
ATTORNEY-IN-FACT
Dorothy D. Chance
DOROTHY D. CHANCE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that WILLARD CHANCE, BY BARBARA CHANCE GOODWIN, ATTORNEY-IN-FACT and DOROTHY D. CHANCE 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, WILLARD CHANCE, BY BARBARA CHANCE GOODWIN, ATTORNEY-IN-FACT, WITH FULL AUTHORITY AND DOROTHY D. CHANCE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2012.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

Shelby County, AL 07/06/2012
State of Alabama
Deed Tax: \$65.00

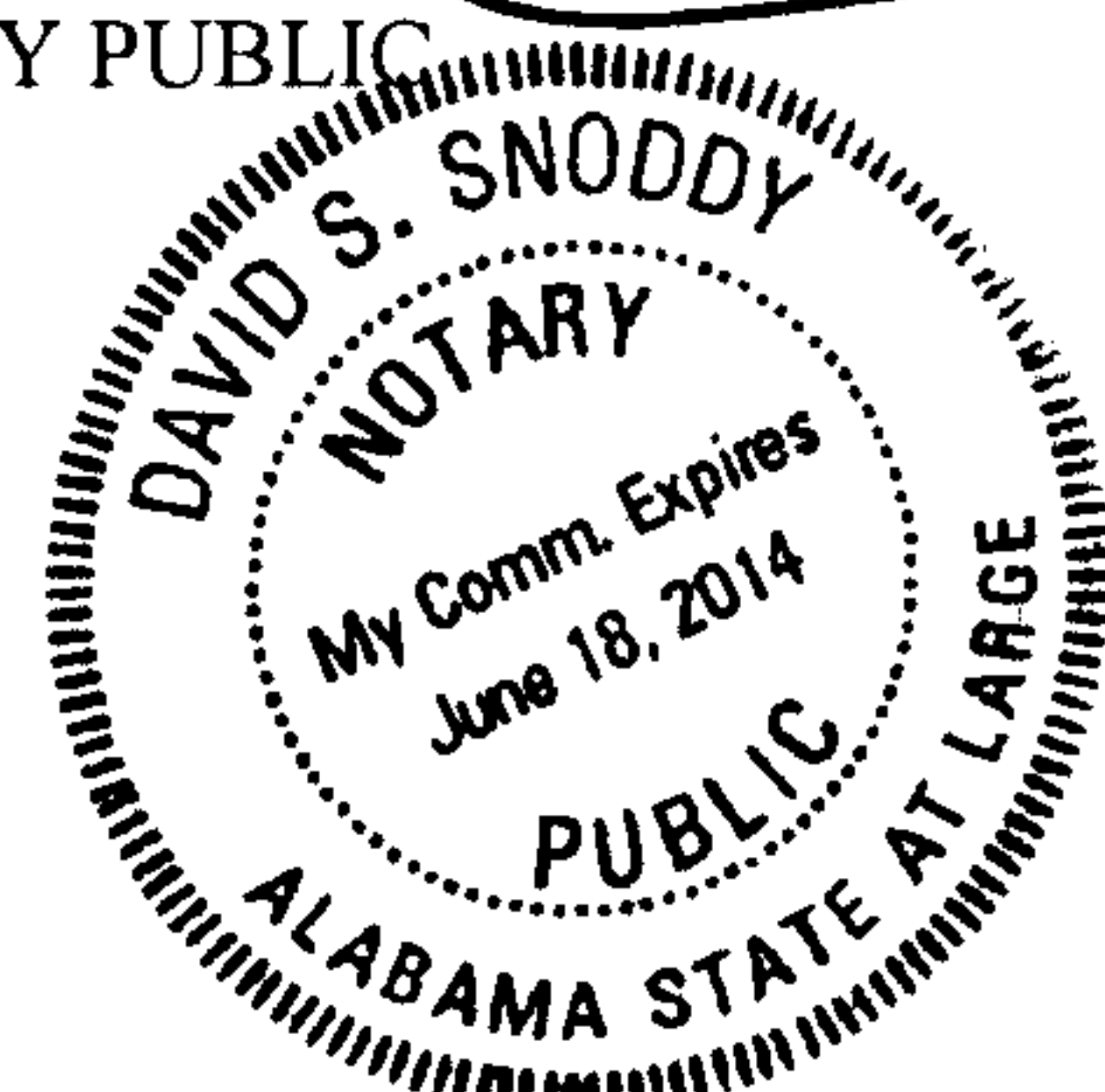


EXHIBIT "A"

A tract of land located in the SE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, and being more particularly described as: Commencing at the SW corner of the SE 1/4 of the NE 1/4 of said Section 1; thence South 88 deg. 42 min. East along the South line of said 40, 330.0 feet to the point of beginning; thence from the point of beginning run North 1 deg. 43 min. East and parallel to the West line of said 40, 630.0 feet; thence South 88 deg. 42 min. East and parallel to the South line of said 40, 330.0 feet; thence South 1 deg. 43 min. West and parallel to the West line of said 40, 630.0 feet to the South line of the SE 1/4 of the NE 1/4 of said Section 1; thence North 88 deg. 42 min. West along the South line of said 40, 330.0 feet to the point of beginning.

Also a 15 foot wide easement for road and/or utilities 15 feet east of and parallel to the following described line: Commencing at the SW corner of the SE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West and run thence South 88 deg. 42 min. East along the South line of said 40, 330.0 feet; thence North 1 deg. 43 min. East and parallel to the West line of said 40, 630.0 feet to the NW corner of the lot described hereon and the place of beginning; thence from the place of beginning continue North 1 deg. 43 min. East and parallel to the West line of said 40, 670.0 feet to the South side of an existing road. Said point is 20 feet South of the North line of the SE 1/4 of the NE 1/4 of said Section 1.

Situated in Shelby County, Alabama.


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