

This instrument prepared by:
WAYNE MICHAEL JONES
Attorney at Law
2337 Valleydale Road
Birmingham, AL 35244

Send Tax Notice To:
Lola Teague Sicking
101 Indian Springs Trail
Indian Springs, Alabama 35124

ATTORNEY MAKES NO REPRESENTATION AS TO TITLE


20130912000369460 1/2 \$281.00
Shelby Cnty Judge of Probate, AL
09/12/2013 09:14:07 AM FILED/CERT

WARRANTY DEED,

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of TWO HUNDRED SIXTY FOUR THOUSAND DOLLARS (\$264,000.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, RONALD B. LUSTER, a single man, (Ronald B. Luster being the surviving grantee of deed recorded in Shelby Real 202, Page 553. The other grantee, Sandra O. Luster, having died on or about the 27th day of December 2012.) (herein referred to as **Grantor**) do grant, bargain, sell and convey unto LOLA TEAGUE SICKING, (herein referred to as **Grantee**) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land containing 3.52 acres, more or less, located in the SW 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the SW 1/4 of said Section 28; thence run South along the West Section line a distance of 1354.34 feet to the centerline of Alabama Highway #119; thence turn left 79 deg. 09 min. 30 sec. a distance of 58.64 feet to the intersection of the Southeasterly right of way of said highway and the Easterly right of way of Indian Trail and the point of beginning; thence turn left 43 deg. 00 min. 33 sec. along said Highway #119 a distance of 242.40 feet; thence turn right 92 deg. 49 min. 47 sec, a distance of 641.68 feet; thence turn right 109 deg. 45 min. 46 sec. a distance of 297.07 feet to the Easterly right of way of said Indian Trail; thence turn right 74 deg. 17 min. 12 sec. along said right of way a distance of 530.59 feet to the point of beginning.

LESS AND EXCEPT rights of ingress, egress and utility easement over the existing drive along the south line of said property, or along a 20-foot wide strip of land along the South line of said property.

Subject to: Advalorem taxes, assessments or dues for the year 2013 which are a lien, but not yet due and payable.

Easements, rights of way, and restrictions of record; any mineral and/or mining rights and/or releases not owned by the seller; the present flood plain, and zoning regulations.

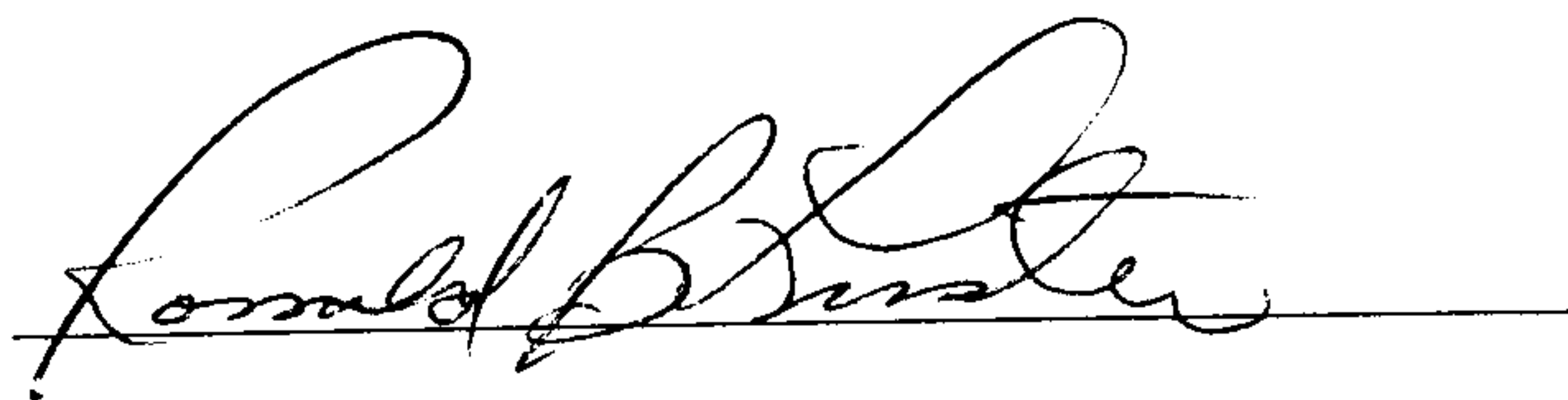
TO HAVE AND TO HOLD to the said GRANTEE in fee simple together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE,

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State of Alabama
Deed Tax: \$264.00

her heirs and assigns forever, against the lawful claims of all persons.

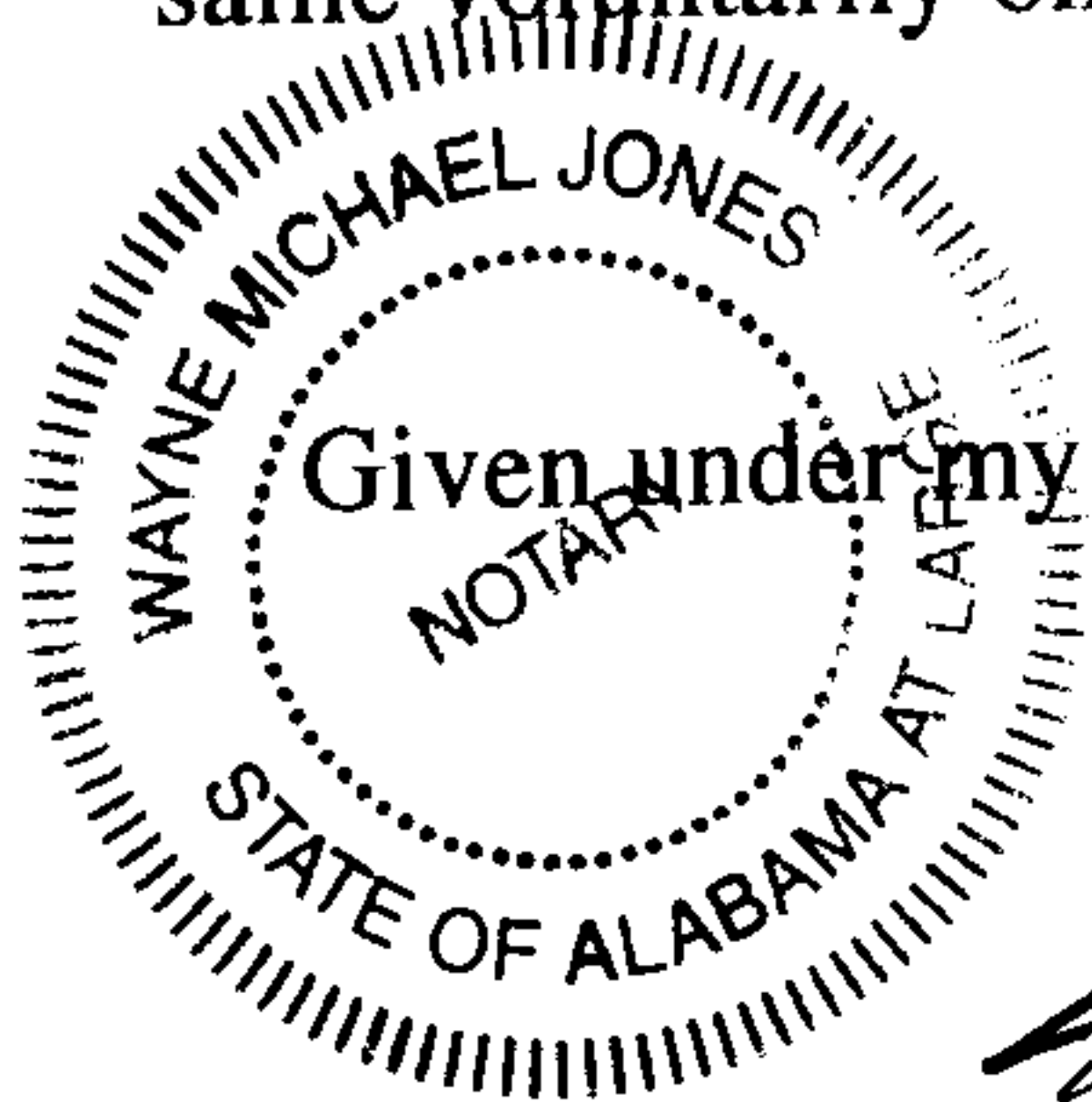
IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 23rd day of August, 2013.



Ronald B. Luster

STATE OF ALABAMA)
SHELBY COUNTY) GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, RONALD B. LUSTER 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 23rd day of August, A.D., 2013.



Notary Public

My Commission expires:

8-9-2016

Source of Title: Book 202, Page 553, Shelby County, Alabama.

Pursuant to the provisions of CODE OF ALABAMA, the following information is submitted in lieu of form RT-1.

Grantors Name and Mailing Address

Ronald B. Luster
Indian Trail
Indian Springs, Alabama 35124

Grantee's Name and Mailing Address

Lola Teague Sicking
101 Indian Trail
Indian Springs, Alabama 35124

Property Address: Property is a vacant lot with no address

Purchase Price: \$264,000.00

The Purchase Price can be verified by the Closing Statement.

