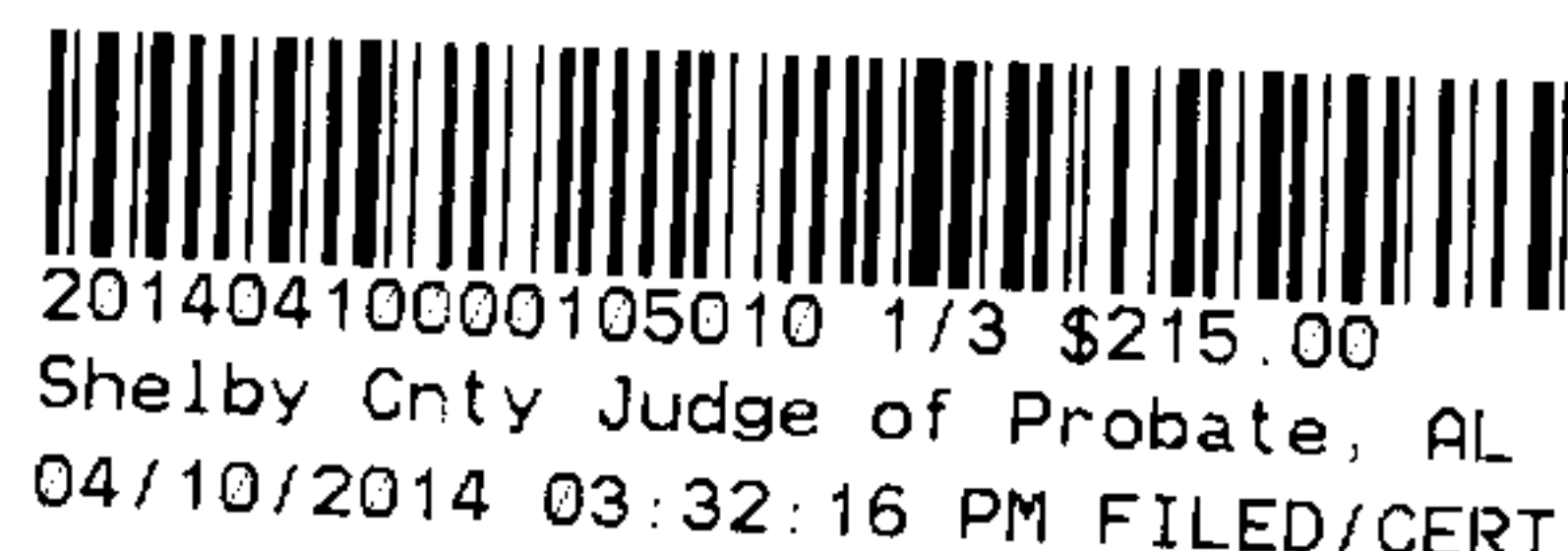


**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**



This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076

Send Tax Notice to: **James L. Lucas**
119 Holland Cove
Pelham AL 35124

MINIMUM VALUE: \$195,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR and other good and valuable consideration**, to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

James L. Lucas, an unmarried man, whose address is 119 Holland Cove, Pelham, Alabama 35124

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

James L. Lucas and James L. Lucas, Jr., whose address is 119 Holland Cove, Pelham Alabama 35124

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 114, according to the Survey of Holland Lakes Sector 1, as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- **General and special taxes or assessments for 2010 and subsequent years not yet due and payable.**
- **Right of way to Southern Natural Gas as recorded in Deed Book 90, Page 281 and 461.**
- **Easement to Postal Telegraph Cable Company as recorded in Deed Book 90, Page 26 and 40.**
- **Easement to ATT&T as recorded in Deed Book 168, Page 476.**
- **Title to all oil, gas and minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 303, Page 226.**
- **Agreement for waterline easement as set out in Instrument #1993-22320.**
- **Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113 Page 52, Deed Book 113, Page 95, Deed Book 107, Page 533; Deed Book 102, Page 205; Deed Book 141, Page 506; Deed Book 170, Page 262; Deed Book 55, Page 454, and Deed Book 92, Page 437.**

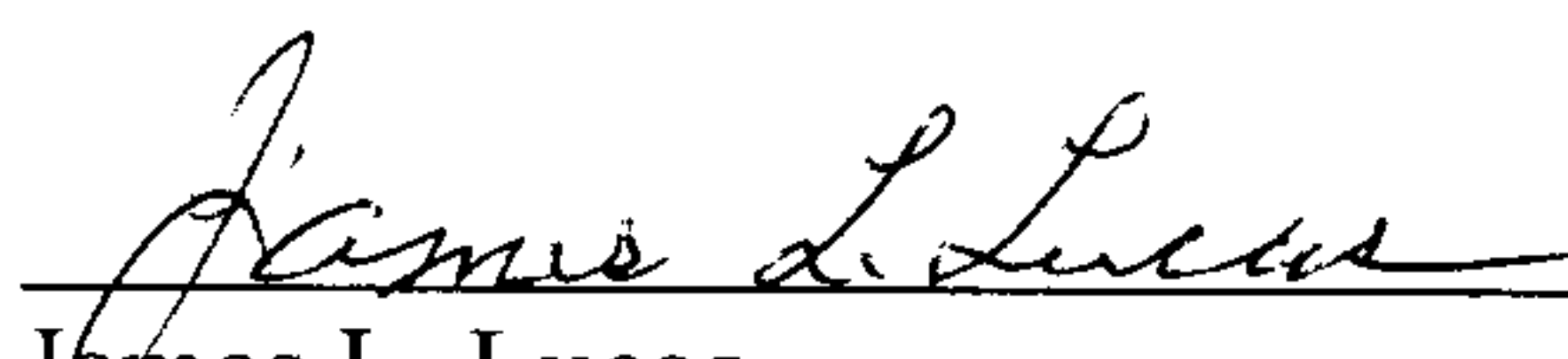
- **Right of Way to Shelby County as recorded in Deed Book 167, Page 462, 465 and 467; Deed Book 169, Page 59; Deed Book 271, Page 748; Deed Book 256, Page 868, and Deed Book 102, Page 419.**
- **Right of Way to Colonial Pipeline as recorded in Deed Book 269, Page 203.**
- **Easement to City of Pelham as recorded in Deed Book 337, Page 525.**
- **Riparian and other rights created by the fact that subject property lies adjacent to Buck Creek.**
- **Less and except any portion lying within Buck Creek.**
- **Easement to City of Pelham for sewer as recorded in Instrument #1999-18787.**
- **Easement to South Central Bell Telephone Company as recorded in Real Book 20, Page 150.**
- **Restrictive covenants and grand of land easement to Alabama Power Company as recorded in Instrument #20040910000506170.**
- **Restrictions appearing of record in Instrument #2005042500019610.**

SOURCE OF TITLE: Instrument Number: 20100422000122590 dated, 4-22-2010.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

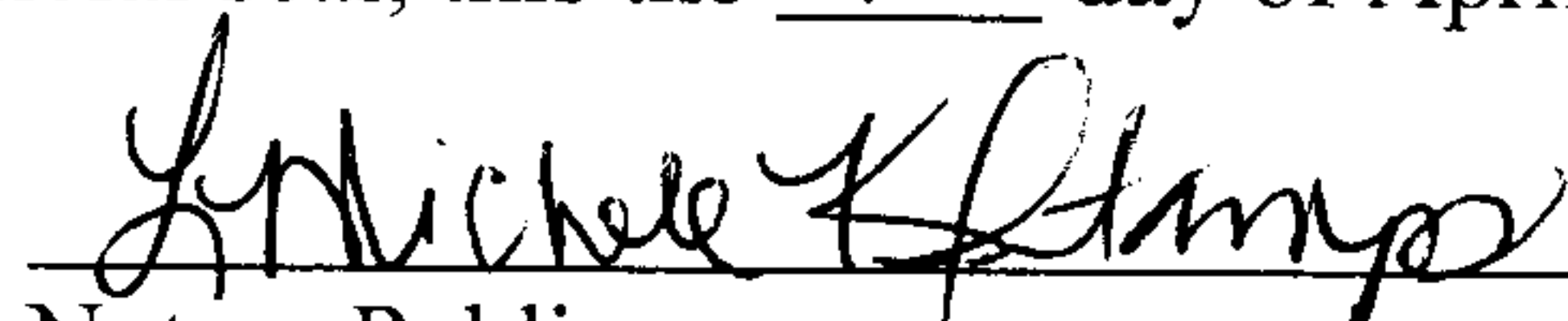
IN WITNESS WHEREOF, I (we), have hereunto set my (our) hand(s) and seal(s), this 7th day of April, 2014.


James L. Lucas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **James L. Lucas**, 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 that same bears date.

Given under my hand and official seal, this the 7th day of April, 2014.


Notary Public
My Commission Expires: 5/17/2015

Real Estate Sales Validation Form

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James L. Lucas and
Mailing Address James L. Lucas, Jr.
119 Holland Cove
Pelham AL 35124

Grantee's Name James L. Lucas
Mailing Address 119 Holland Cove
Pelham AL 35124

Property Address 119 Holland Cove
Pelham AL 35124

Total Purchase Price \$ _____
Or
Actual Value \$ 195,000.00
Or
Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other Based on Assessor's Records

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Print James L. Lucas

Sign James L. Lucas
(Grantor/Grantee/Owner/Agent) circle one



20140410000105010 3/3 \$215.00
Shelby Cnty Judge of Probate, AL
04/10/2014 03:32:16 PM FILED/CERT