

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

20141001000308120

10/01/2014 01:54:59 PM

DEEDS 1/2

Send Tax Notice To:
Wilma J. Cronic

All Day

Calera, AL 35040

M

Warranty Deed

STATE OF ALABAMA)
)
)
SHELBY COUNTY)

That in consideration of \$140,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Matthew F. Lucas and Wife, Christina Louise Lucas, whose mailing address is 3200 Tycor Rd., Vestavia Hills, AL 35216 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Wilma J. Cronic, whose mailing address is 911 Savannah Lane, Calera, AL 35040 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 911 Savannah Lane, Calera, AL 35040; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever,

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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 said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$133,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Matthew F. Lucas and Wife, Christina Louise Lucas has/have hereunto set his/her/their hand(s) and seal(s) , this 23rd day of September, 2014.

Matthew F. Lucas
Matthew F. Lucas
Christina Louise Lucas
Christina Louise Lucas

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Matthew F. Lucas and Christina Louise Lucas, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 23rd day of September, 2014.

Notary Public

Notary Public
Commission Expires:

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EXHIBIT "A"
Legal Description

Lot 15, according to the Survey of Savannah Point, Sector II, Phase IV, as recorded in Map Book 29, Page 45, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/01/2014 01:54:59 PM
\$24.00 CHERRY
20141001000308120

A handwritten signature in black ink, appearing to read "J.W. Fuhrmeister".