

20150407000109500

04/07/2015 08:44:40 AM

DEEDS 1/2

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

Send Tax Notice To:

Oneida J. Cohill

2166 Village Ln
Calera AL 35040

Warranty Deed

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

That in consideration of \$93,900.00, 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 Timothy C. Lucas, Individually and as Hier and next-of-kin of Christopher A. Lucas, deceased and wife, Veronica Galavan Lucas, hier and next-of-kin of Christopher A. Lucas, whose mailing address is

160 Cedar Ridge Dr. Wetumpka, AL 36093-3820 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Oneida J. Cohill, whose mailing address is 2166 Village Ln 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 2166 Village 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$ -0- of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Timothy C. Lucas, Individually and as Hier and next-of-kin of Christopher A. Lucas, deceased and wife, Veronica Galavan Lucas, hier and next-of-kin of Christopher A. Lucas has/have hereunto set his/her/their hand(s) and seal(s), this 20th day of March, 2015.

Timothy C. Lucas
Veronica Galavan Lucas

State of Alabama
Elmore County

I, The Undersigned, a notary for said County and in said State, hereby certify that Timothy C. Lucas and Veronica Galavan 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 20 day of March, 2015.

Paula M. Buckner
Notary Public
Commission Expires 08/27/2017

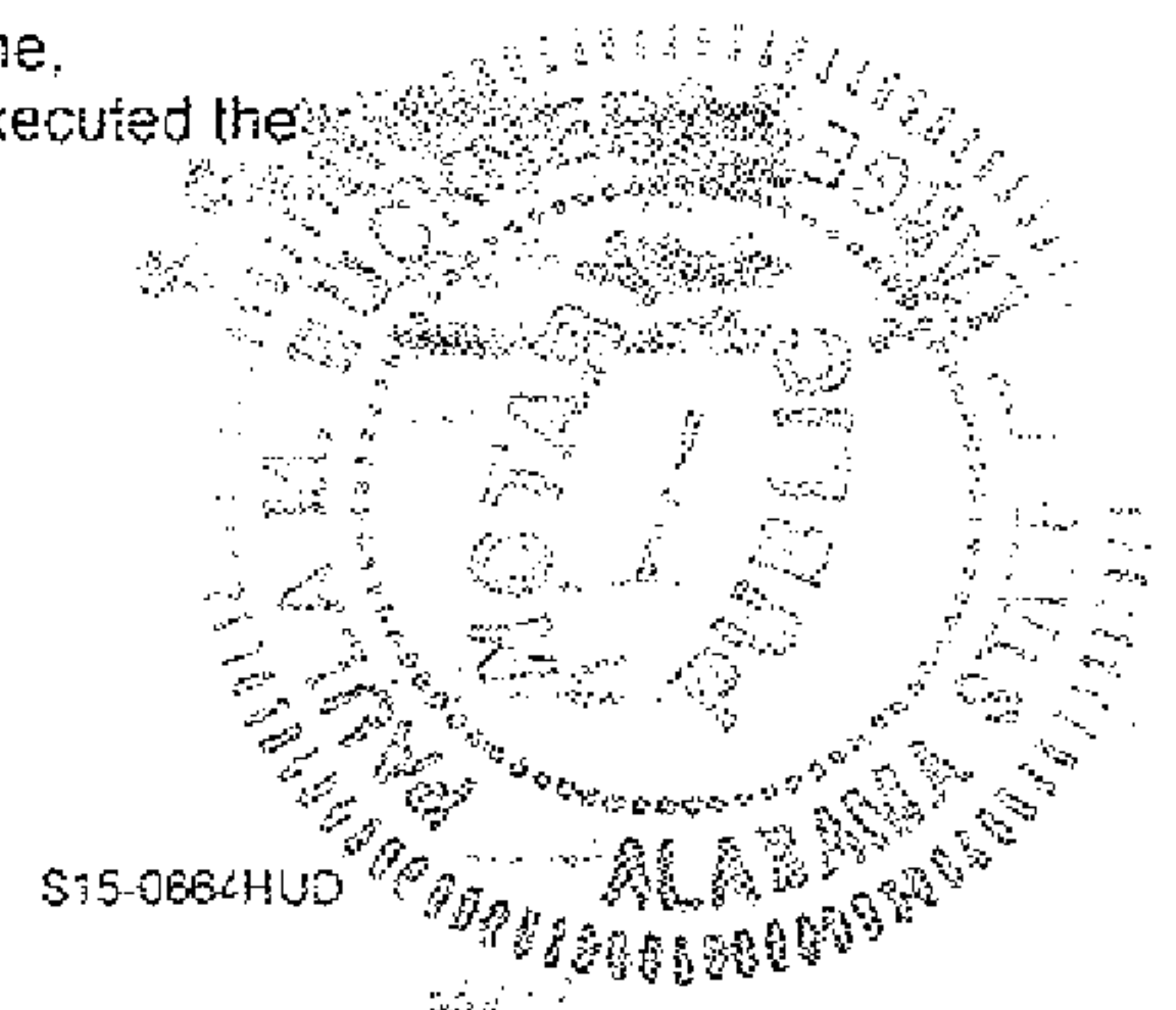


EXHIBIT "A"
Legal Description

Lot 288C, according to the Survey of Waterford Village Sector 5, Phase 3, as recorded in Map Book 37, Page 65, 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
04/07/2015 08:44:40 AM
\$111.00 CHERRY
20150407000109500

A handwritten signature in black ink, appearing to be "James W. Fuhrmeister", is written over the printed name of the Probate Judge.