

This instrument was prepared by

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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Jon Graham
(Address) 721 Hwy. 202
Calera AL 35040

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TEN THOUSAND and 00/100 (\$110,000.00)**
DOLLARS to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein in
the form of debt assumption and repair costs, the receipt whereof is acknowledged, I or we, **LINDA**
CULBERT LUCAS (fka LINDA CULBERT), a married woman (herein referred to as Grantor,
whether one or more), grant, bargain, sell and convey unto **JON GRAHAM** (herein referred to as
Grantee, whether one or more), the following described real estate, situated in **SHELBY** County,
Alabama, to-wit:

**Reference is hereby made to Exhibit "A", attached hereto and incorporated herewith, as
though fully set forth herein.**

SUBJECT TO:

- Real property taxes for 2016 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals,
together with all rights, privileges, and immunities relating thereto, appearing in the Public
Records.
- Permits to Alabama Power Company recorded in Real Book 120, Page 523.
- Easement to City of Calera recorded in Real Book 221, Page 752.
- Right of way to State of Alabama recorded in Deed Book 197, Page 412.
- **PURCHASE MONEY FIRST MORTGAGE IN THE AMOUNT OF \$100,000.00
EXECUTED ON EVEN DATE HEREWITH.**

The real property hereinabove described does not constitute the homestead of Grantor, nor
that of her spouse, neither is it contiguous thereto.

Linda Culbert Lucas is one and the same person as Linda Lucas, whose name last appears as
Grantee in the Real Property Records of the Shelby County Probate Judge, Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, their or its heirs and assigns
forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators
covenant with the said grantee, his, her or its 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 stated 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 grantee, his, her or its 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 29th day of October, 2015.

Linda Culbert Lucas
LINDA CULBERT 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 **Linda Culbert 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, she executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2015.

[Signature]
Notary Public
My commission expires: 07/31/17

EXHIBIT "A"
LEGAL DESCRIPTION



20151029000377600 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
10/29/2015 01:37:03 PM FILED/CERT

PARCEL I:

Begin at the SE corner of the SE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 13 East; thence run North 01 degree 08 minutes 49 seconds East for 1807.75 feet to a found cap rebar; thence run South 80 degrees 31 minutes 10 seconds West for 419.27 feet to a found 1/2" rebar in 3/4" open pipe; thence run North 38 degrees 53 minutes 31 seconds West for 255.80 feet to a found 3/4" open pipe on the southerly right of way line of Shelby County Highway No. 67; thence run South 54 degrees 24 minutes 52 seconds West, along said right of way line for 724.56 feet to the point of beginning of a curve to the left, having a central angle of 49 degrees 17 minutes 26 seconds and a radius of 315.40 feet; thence run along the arc of said curve and said right of way line for 271.33 feet to a set cap rebar; thence run North 88 degrees 44 minutes 37 seconds East for 470.10 feet to a found 1/2" rebar; thence run South 0 degrees 56 minutes 41 seconds West for 1311.90 feet to a cap rebar on the South line of said 1/4-1/4; thence run North 89 degrees 00 minutes 46 seconds East for 809.58 feet to the point of beginning.

PARCEL II:

Begin at the SE corner of the SE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 13 East; thence run North 01 degree 08 minutes 49 seconds East for 1807.75 feet to a found cap rebar; thence run South 80 degrees 31 minutes 10 seconds West for 419.27 feet to a found 1/2" rebar in 3/4" open pipe; thence run North 38 degrees 53 minutes 31 seconds West for 255.80 feet to a found 3/4" open pipe on the southerly right of way line of Shelby County Highway No. 67; thence run South 54 degrees 24 minutes 52 seconds West, along said right of way line for 57.62 feet; thence run North 34 degrees 31 minutes 40 seconds West for 60.77 feet to a set cap rebar on the northerly right of way line of Shelby County Highway No. 67 and the point of beginning; thence departing said right of way, continue on the last described course for 621.66 feet to a point; thence run South 29 degrees 27 minutes 36 seconds West for 44.51 feet to a set cap rebar; thence run South 34 degrees 31 minutes 40 seconds East for 602.88 feet to a found 1/2" rebar on the northerly right of way line of said Shelby County Highway No. 67; thence run North 54 degrees 24 minutes 52 seconds East, along said right of way line for 40.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the Survey of S. M. Allen, PLS 12944, dated October 8, 2015.

SIGNED FOR IDENTIFICATION PURPOSES ONLY.

Date: October 29, 2015


Linda Culbert Lucas

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 Linda Culbert Lucas
Mailing Address 435 Milgray Lane
Calera AL 35040

Grantee's Name Jon Graham
Mailing Address 721 Hwy 202
Calera AL 35040

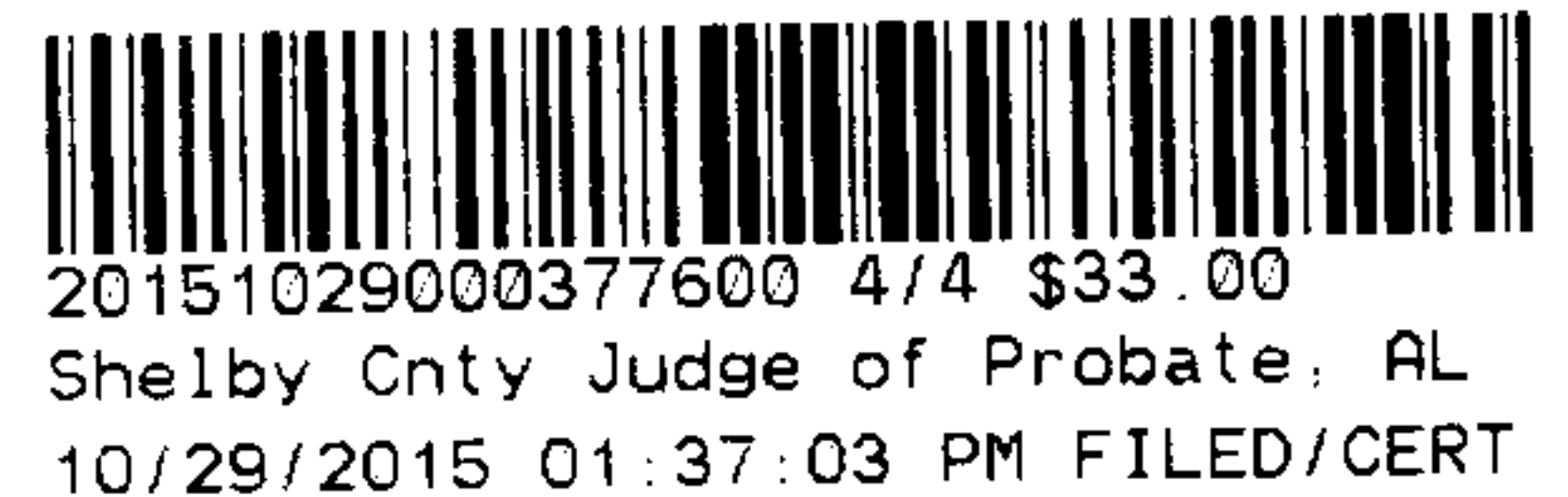
Property Address 660 Hwy 67
Calera AL 35040

Date: _____
Total Purchase Price \$ 110,000.00
Or
Actual Value \$ _____
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
XX Closing Statement

____ Appraisal
____ Other



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).

Sign Linda Culbert Lucas
Linda Culbert Lucas, Grantor