

This instrument was prepared by:
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Phone (205) 443-9027

20151109000388450

11/09/2015 11:32:54 AM

11/09/2013 11:32:34 AM
DEEDS 1/2

DEEDS 172

WARRANTY DEED - Joint Tenants with Right of Survivorship

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

That in consideration of \$500,400.00, 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 Lawrence A. Day and wife, Betty A. Day by Lawrence A. Day as Attorney-in-Fact, whose mailing address is

105 Duprebia, Off. Helton, AL 35121 -- (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James L. Lucas, Jr., whose mailing address is 1 Overhill Road, Montevallo, AL 35115 (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 1 Overhill Road, Montevallo, AL 35115; 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, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$220,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 5th day of November, 2015.

Lawrence A. Day
Lawrence A. Day

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Lawrence A. Day whose name inidivudally and as Attorney in Fact for Betty A. Day is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he individually and , inhis capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 5th day of November, 2015.

Notary Public
Commission Expires: 3/18/



EXHIBIT "A"
Legal Description

A parcel of land located in Section 7, Township 22 South, Range 2 West, Shelby County, Alabama; Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 2 West; thence S37°49'E 39.78 feet; thence S81°39'27"E 186.35 feet; thence S25°27'E 185.9 feet to an iron, the Point of Beginning; thence S64°35'W 170.93 feet; thence S79°04'W 300.0 feet to an iron in East right of way of Overhill Road; thence S25°30'30"E 75.0 feet to an iron on East right of way of Overhill Road; thence S25°27'22"E 282.94 feet to an iron on East right of way of Overhill Road; thence N64°40'E 461.0 feet to an iron; thence S22°05'E 259.7 feet to an iron on North right of way of Woodfield Road; thence N70°05'E along road chord of 255.58 feet (said road curve has a central angle of 14°52' a radius of 955.53 feet, degree of curve 6°00') to an iron; thence N77°31'E along North boundary of Woodfield Road 30.0 feet to an iron; thence N12°29'W 432.0 feet to an iron; thence N82°10'W 198.58 feet to an iron; thence S77°04'35" W 202.62 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/09/2015 11:32:54 AM
\$297.50 CHERRY
20151109000388450

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