

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-10-5465
Documentary Evidence: Sales Contract

Send Tax Notice To:
George E. Scott, IV and
Judy M. Scott
78 Harris Lane
Alabaster, AL 35114
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand Five Hundred and 00/100 Dollars (\$180,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **James H. Lucas Real Estate IRA, LLC**, a limited liability company, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **George E. Scott, IV and Judy M. Scott**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

All that parcel of the N 1/2 of the NW 1/4 of Section 16, Township 21S, Range 3 W of the Huntsville Meridian in Shelby County, Alabama, more particularly described as beginning at the NE corner of the NW 1/4 of said Section 16, Township 21 S, Range 3 W; thence along-the E boundary of the NW 1/4 of said Section 16 a distance of 350.1 feet to the center of Shelby County Road No. 26 (SACP 4391 -A); thence along the center of said County road, S 67 degrees 52 minutes W 796.2 feet and S 85 degrees 30 minutes W 466.6 feet; thence S 4 degrees 30 minutes E 40.0 feet to the S right-of way of said road to the point of true beginning; said point is further identified as being S 85 degrees 30 minutes W 111.6 feet from the P. C. Station 5+67.5 feet on County Road 26 (SACP 4391-A); thence from the point of true beginning S 4 degrees 30 minutes E 567.3 feet; thence N 85 degrees 41 minutes W 532.8 feet to the E right-of way of County Road 17 (SACP 583) 80 foot wide right-of-way; thence along the E right-of way 426.9 feet; thence N 40 degrees 30 minutes E 100.00. feet to the S right-of-way of County Road 26 (80 foot wide right-of-way); thence along the S right-of-way N 85 degrees 30 minutes E 355.9 feet to the point of true beginning. Said tract contains 5.7 acres, more or less. Said tract is subject to an Alabama Power Company easement along the N boundary.

Less and Except: A parcel of land in the Northwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County Alabama, more particularly described as follows: Begin at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section:16, Township 21 South, Range 3 West, and run Westerly along the South-side of the said 1/4 1/4 for 391.97 feet to a point on the East Right of Way of Shelby County Road No. 17; then turn an angle of 92 degrees 26 minutes 06 seconds to the right and run Northerly along the East Right of Way of said road for 103.00 feet to a concrete Right of Way marker on the East Right of Way of said Road No. 17, then turn an angle of 5 degrees 13 minutes 33 seconds to the right and run Northerly along the East Right of Way of said Road No. 17 for 44.00 feet; then turn an angle of 87 degrees 50 minutes 11 seconds to the right and run Easterly for 512.76 feet; then turn an angle of 81 degrees 08 minutes 18 seconds to the right and run Southerly for 97.56 feet to a point on the South side of the Northeast 1/4 of Section 16, Township 21 South, Range 3 West; then turn an angle of 993 degrees 21 minutes 52 seconds to the right and run Westerly for 134.40 feet back to the point of beginning. Also a 30 foot wide easement for ingress and egress from Shelby County Highway 26, the center line of said easement being more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 3 West; thence in an Easterly direction along the South line of said 1/41/4 Section, a distance of 137.22 feet; thence 93 degrees 21 minutes 52 seconds left, in a Northwesterly direction a distance of 97.56 feet; thence 81 degrees 08 minutes 18 seconds left in a Northwesterly direction, a distance of 57.55 feet to the Point of Beginning of herein described center line; thence 105 degrees 18 minutes 48 seconds right, in a Northeasterly direction, a distance of 102.22 feet; thence 24 degrees 10 minutes 30 seconds left , along said center line, in a Northwesterly direction, a distance of 420.52 feet to the Southerly Right of Way of said Highway 26 and the end of herein described center line.

Begin at the SW corner of the NE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West and run Easterly along the South side of the said 1/4 1/4 for 134.40 feet; then turn an angle of 93 degrees 21 minutes 52 seconds to the left and run Northerly for 420.20 feet to the point of beginning; then continue Northerly along the last described course for 200.00 feet to a point on the South right of way of Shelby County Road No. 26; then turn an angle of 90 degrees 00 minutes 21 seconds to the left and run Westerly along the South right of way of said road for 275.00 feet; then run Southerly for 200.00 feet; then turn left and run Easterly for 275.00 feet to the point of beginning; being situated in Shelby County, Alabama.

\$80,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This deed has been prepared according to the Articles of Organization and Operating Agreement of James H. Lucas Real Estate IRA, LLC. Said Articles of Organization and Operating Agreement have not been altered or amended.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.


20171201000430650 1/2 \$118.00
Shelby Cnty Judge of Probate: AL
12/01/2017 10:28:31 AM FILED/CERT

Shelby County, AL 12/01/2017
State of Alabama
Deed Tax:\$100.00

Grantor does, for itself, its heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and its heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 30th day of November, 2017.

James H. Lucas Real Estate IRA, LLC

By: James H. Lucas, Jr. (Seal)
James H. Lucas, Jr., Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James H. Lucas, Jr., whose name as member of H. Lucas Real Estate IRA, LLC, a limited liability company**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the date the same bears date.

Given under my hand and official seal, this 30th day of November, 2017.

Rodney S. Parker
Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019

Grantor's Mailing Address:
4501 S. Cherry Street
Pine Bluff, AR 71603



20171201000430650 2/2 \$118.00
Shelby Cnty Judge of Probate, AL
12/01/2017 10:28:31 AM FILED/CERT