

Prepared by:
Cassy L. Dailey
Attorney At Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Brenda J. Perry
5556 Highway 10
Montevallo, AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, the amount of **which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Thomas Lucas and Janice Lucas, husband and wife, whose mailing address is:

120 Gable Lane Montevallo, AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Brenda J. Perry, whose mailing address is: 5556 Highway 10, Montevallo, AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 5556 Highway 10, Montevallo, AL 35115** to-wit:

Parcel 1:

That part of the SW1/4 of the NE1/4 of Section 2, Township 22, Range 4 West. Beginning at a concrete post on the north right of way of the Montevallo and Boothton highway and run Northerly 225 feet to the old Columbiana and Tuscaloosa road, thence Southwesterly 150 feet, thence Southerly 125 feet to the north right of way of the Montevallo and Boothton highway, thence Easterly along the north line of said Montevallo and Boothton Highway 150 feet, which is the point of beginning.

Parcel 2:

That part of the Southwest quarter of the Northeast quarter of Section 2, Township 22, Range 4 West, beginning at a concrete post on the North right of way of the Montevallo and Boothton Highway and running Northly 225 feet to the Old Columbiana and Tuscaloosa Road for a distance of 156 feet, thence go Southerly 43 feet to the North right of way of the Montevallo and Boothton Highway 158 feet, thence go North 125 feet to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the 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 said Grantees, 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 Grantees, their 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 the 16th day of April, 2019.

Thomas Lucas
Thomas Lucas

Janice Lucas
Janice Lucas

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Thomas Lucas and Janice Lucas, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of April, 2019.

Hailey M. Taylor
Notary Public, State of Alabama
Hailey M. Taylor
Printed Name of Notary
My Commission Expires: 2/27/22

