



20200610000236510 1/2 \$230.00
Shelby Cnty Judge of Probate, AL
06/10/2020 02:41:47 PM FILED/CERT

Space above this line reserved for recording office

This Instrument Was Prepared By:
John Bahakel, Attorney at Law
2131 - 12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice to:
Mary L. Gifford
145 Highway 416
Wilsonville, Alabama 35186

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Two Hundred Five Thousand And 00/100 Dollars (\$205,000.00)** as determined by contract, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Frances A. Lucas, an unmarried woman**, whose address is 145 Highway 416, Wilsonville, Alabama 35186 by Linda Ann Ray, Agent (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Mary L. Gifford**, whose address is 142 Stratford Circle, Pelham, Alabama 35124 (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Commence at the Southwest corner of Lot No. 25 of Walters Cove, First Sector, as recorded in Map Book 5, Page 22 in the Office of the Probate Judge, Columbiana, Alabama; thence South 73 degrees 10 minutes West (MB) along the North right of way line of Walters Drive for a distance of 464.00 feet to the point of beginning of the waterfront lot herein conveyed; thence continue South 73 degrees 10 minutes West (MB) along the said North right of way line of Walters Drive for a distance of 110.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 190.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 110.00 feet to a point; then turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 190.00 feet to the point of beginning.

This lot or parcel of land is lying in the NE 1/4 of NW 1/4 and SE 1/4 of NW 1/4, Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

Note: Frances A. Lucas is the surviving grantee of deed recorded in Volume 280, Page 490. The other grantee, Thomas R. Lucas, having died on or about the 31st day of March, 2009.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the **10th** day of **June**, 2020.

Frances A. Lucas By Linda Ann Ray
 Frances A. Lucas, by Linda Ann Ray, Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Frances A. Lucas, by her Agent, Linda Ann Ray**, whose name is signed to the foregoing conveyance and who is known to me or who presented proof of her identity, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of **June**, 2020.

[Signature]
 Notary Public

My Commission Expires: 9-7-2020

Shelby County, AL 06/10/2020
 State of Alabama
 Deed Tax: \$205.00



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