

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

20220118000020480 1/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
01/18/2022 11:11:58 AM FILED/CERT

This instrument was prepared by  
**Cassy L. Dailey**  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Harold F Thompson Jr.  
(Address) 80 Gable Lane  
Montevallo, AL 35115

**Warranty Deed**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Five Thousand and No Cents (\$5,000.00)** and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

**Thomas Lucas, a single man, whose mailing address is 120 Gable Lane, Montevallo, AL 35115,**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**Harold F. Thompson, Jr. and Anita A. Thompson, whose mailing address is 80 Gable Lane, Montevallo, AL 35115**

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **Shelby County, Alabama, the address of which is: 0 Gable Lane, Montevallo, AL 35115** to-wit:

**COMMENCE AT A FOUND 3" OPEN PIPE, BEING THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 00-52'16" E, ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 113.58' TO A CAP REBAR; THENCE RUN S 89-54'40" W FO 216.49' TO A FOUND ANGLE IRON AND THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBD COURSE FOR 151.54' TO A PK NAIL; THENCE RUN S 01-26'47" E FOR 282.06' TO A CAP REBAR; THENCE RUN N 74-40'02" E FOR 151.82' TO A FOUND ANGLE IRON; THENCE RUN N 00-28'22" W FOR 242.07' TO THE POINT OF BEGINNING, , CONTAINING 0.89 ACRES.**

**SUBJECT TO: Easements, restrictions, and rights-of-way of record.**

**Janice Lucas died on or about September 24, 2021.**

Shelby County, AL 01/18/2022  
State of Alabama  
Deed Tax: \$5.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 17<sup>th</sup> day of December, 2021.



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Thomas Lucas

Thomas 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 **Thomas 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 affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, 2021.

Cassy L. Dailey

Notary Public

My commission expires: 5-17-22

