

POOR QUALITY

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:
Michael E. Hutchinson
SPE#0804322
Columbiana, AL 35051

Send Jct. Notice to

WARRANTY DEED


20131202000466140 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/02/2013 01:35:24 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS. That in consideration **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), herein paid by grantee herein, the receipt whereof is acknowledged, I or we, **Leslie V. Lucas, a single woman, Michael Lucas, a single man, Kevin Lucas, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Leslie V. Lucas** (herein referred to as **Grantees**), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

All interest in and to the following described property:
Lots 2, 3, 4, 5 and 6, Block E, according to the plat of Wilmont Subdivision as recorded in Map Book 3, Page 124, in the office of the Probate Judge, Shelby County, Alabama.

SUBJECT TO:

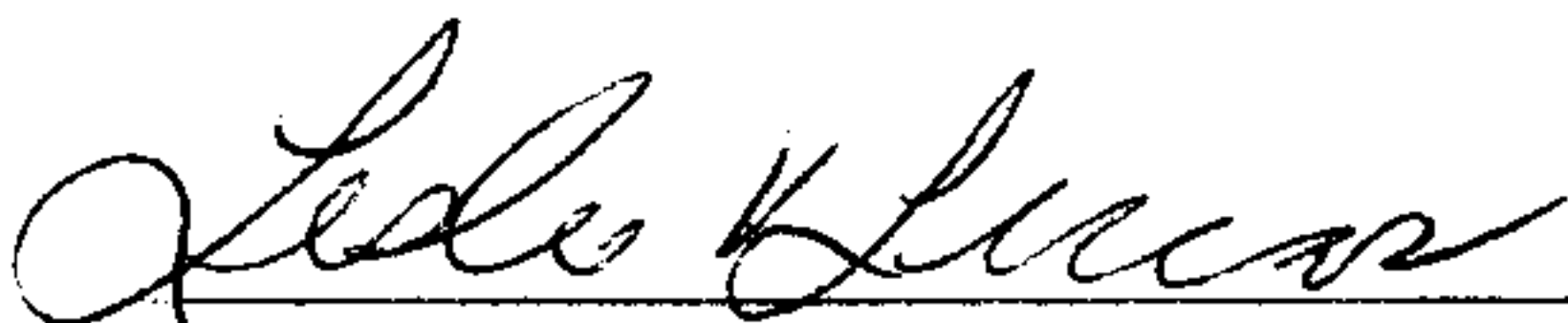
1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

Hubert Leon Lucas, Jr., the other GRANTEE in Inst #20120425000141800 is deceased, having died on or about July 31, 2012. Grantors herein are all the heirs at law of Hubert Leon Lucas, Jr.

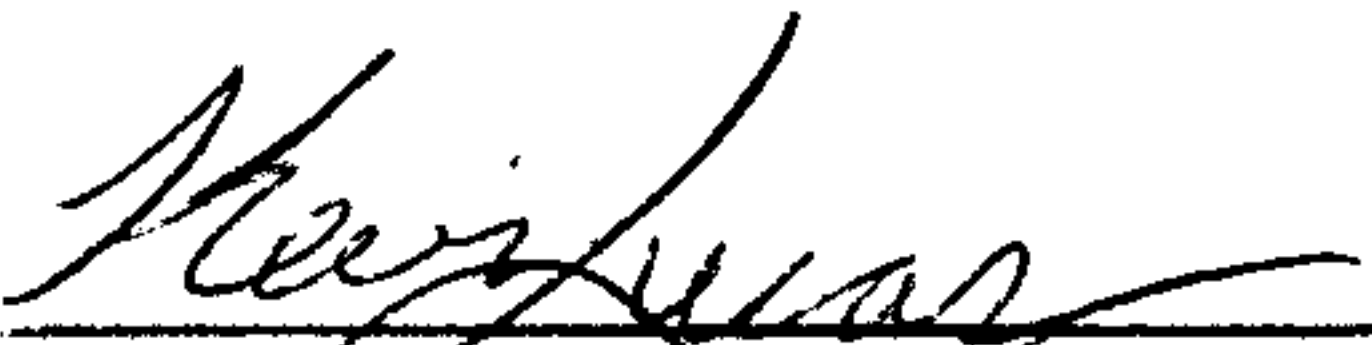
WE HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

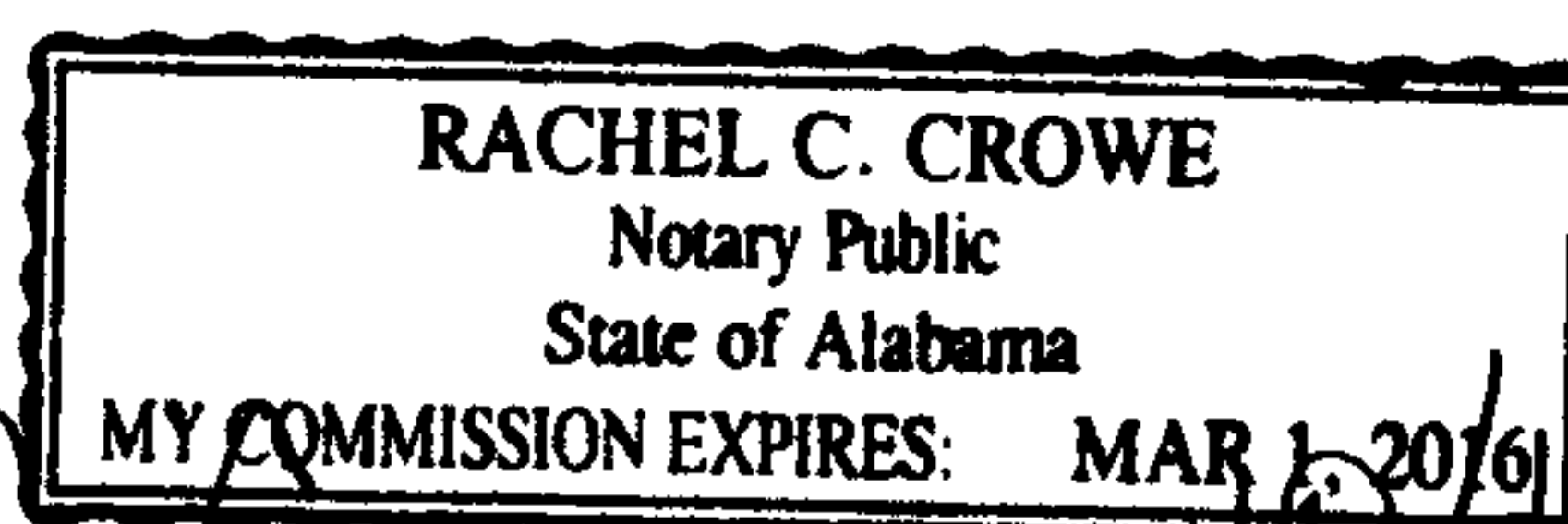
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of October, 2013.

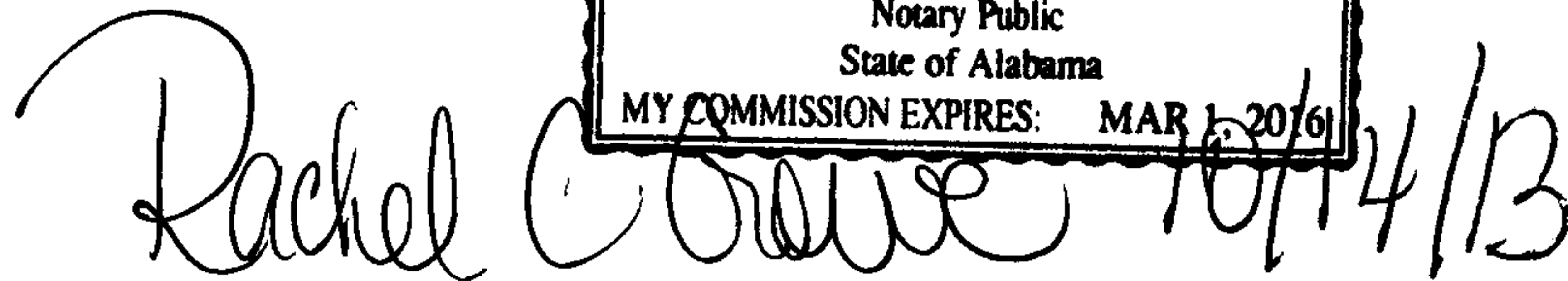

Leslie V. Lucas


Michael Lucas


Kevin Lucas

STATE OF ALABAMA)
COUNTY OF SHELBY)




Rachel C. Crowe 10/14/13

Entire undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Leslie V. Lucas, Michael Lucas and Kevin Lucas**, whose names are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Leslie V Lucas
Mailing Address Michael Lucas
Kevin Lucas
122 Strother St
Montevallo, AL 35115
Property Address 122 Strother St
Montevallo, AL 35115

Grantee's Name Hubert Leon Lucas
Mailing Address 122 Strother St
Montevallo, AL 35115

Date of Sale 10-14-13
Total Purchase Price \$ 1.00
Or
Actual Value \$
Or
Assessors Market Value \$ 73,200.00
(2 parcels)

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other
to cure title

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 11-13-13

☐ Unattested

(verified by)

Print Mike T. Atchison
Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one

