


THIS INSTRUMENT PREPARED BY: Jeremy Wright
J. Wright Building Company, INC.
850 Corporate Parkway, STE 104
Birmingham, Al 35242
205.820.0100

SEND TAX NOTICE TO:

Shelby County, AL 08/16/2017
State of Alabama
Deed Tax: \$2.00

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA
SHELBY COUNTY


20170816000297090 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/16/2017 01:30:58 PM FILED/CERT

That in consideration of \$2,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William Mark Lucas and wife Fran Allen Lucas

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

J. Wright Building Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in _____ County, Alabama, to wit:

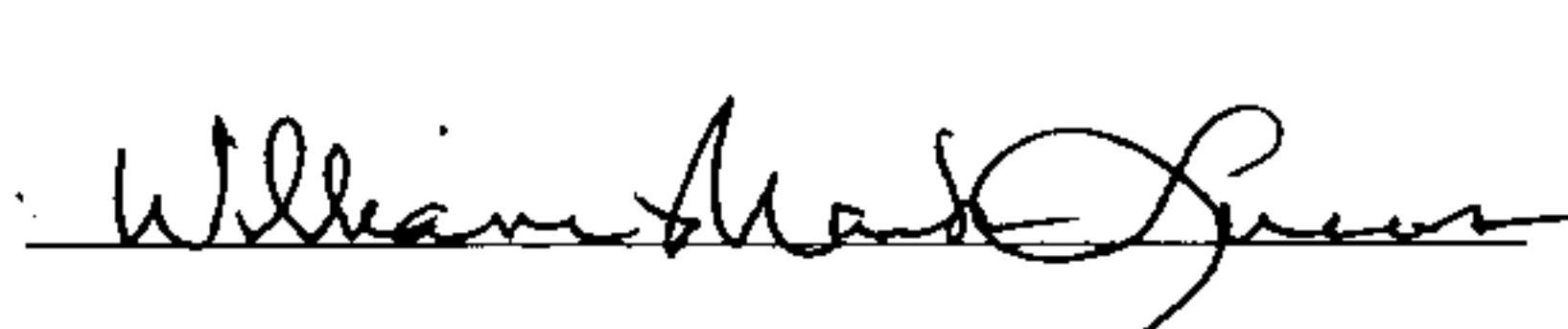

Lot 20, according to the Survey of The Shires Pase II, as recorded in Map Book 13 Page 86, in the office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20141022000334120.

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

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 for 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, we have hereunto set our hand(s) and seal(s), this 13th day of June, 2017


 x 

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Blanche W. Hill, a Notary Public in and for said County, in said State, hereby certify that William Mark Lucas and Fran Allen Lucas, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June A.D., 2017.


NOTARY PUBLIC

My Commission Expires: 2-24-2020

Real Estate Sales Validation Form

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

Grantor's Name MARK A FRANK LUCAS
Mailing Address 13 SQUIRES GLENN
LEEDS, AL 35094

Grantee's Name J. L. WRIGHT BUSINESS COMPANY
Mailing Address 850 Corporate Pkwy
Suite 104 Birmingham, AL 35242

Property Address 20 SQUIRES GLENN
LEEDS, AL 35094

Date of Sale JUNE 13, 2017
Total Purchase Price \$ 2,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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

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 record.

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 evidenced 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 estimate of 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 § 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 § 40-22-1 (h).

Date 6-13-17

Print J. L. Wright Business Company

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

