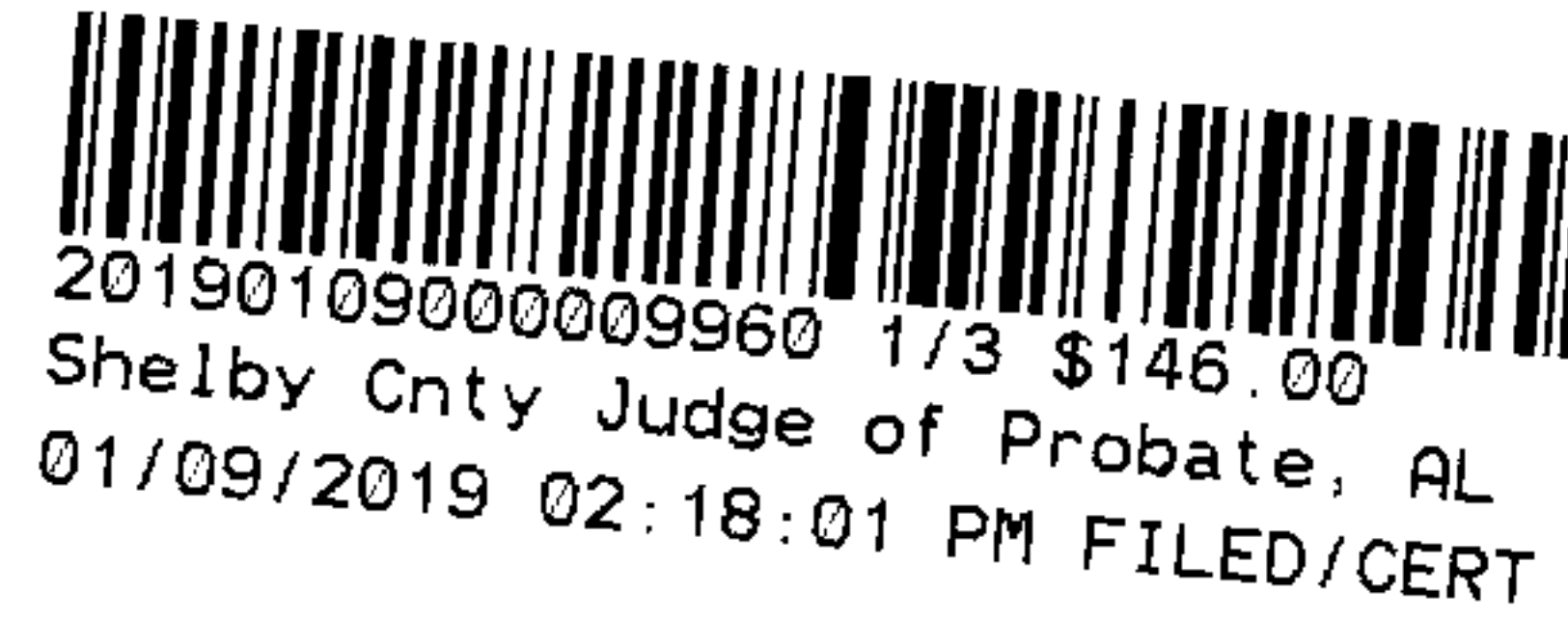


**This instrument prepared without
Benefit of survey or title examination by:**

Mark C. Nelson
Malone & Nelson, L.L.C.
Attorneys at Law
2216 14th Street (35401)
P.O. Box 1788
Tuscaloosa, AL 35403
(205) 349-3449



STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten & No/100 (\$10.00) Dollars** and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **KELLY J. LUCKIE and husband, MICHAEL D. LUCKIE**, (herein referred to as Grantors), do grant, bargain, sell, and convey unto **KELLY J. LUCKIE and MICHAEL D. LUCKIE**, (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 116, according to the Survey of Sandpiper Trail Subdivision Sector II, as recorded in Map Book 12, Page 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the real property herein conveyed.

This conveyance is subject to mortgage given by Kelly J. Luckie and Michael D. Luckie, wife and husband, in the principal amount of \$190,350.00 dated May 24, 2012 and appearing of record at Instrument No. 20120529000189050 in the Probate Office of Shelby County, Alabama.

Property Address: 5301 Riverbend Trail, Hoover, AL 35244

Together with all and singular the tenements, hereditaments, and appurtenances thereto or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well as in law as in equity of the said Grantor of, in, and to the same and every part or parcel thereof, with the appurtenances.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And Grantors do for themselves and for their heirs and/or assigns covenant with the said Grantees, their heirs and assigns, that they are 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 they have a good right to sell and convey the same as aforesaid; that they will and their heirs and/or assigns 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 hands and seals, this the 8th day of January, 2019.

Kelly J. Luckie (SEAL)
Kelly J. Luckie

Michael D. Luckie (SEAL)
Michael D. Luckie

STATE OF ALABAMA §
 § ss.
Shelby COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kelly J. Luckie and Michael D. Luckie 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, they executed the same voluntarily and with full authority on the day the same bears date.

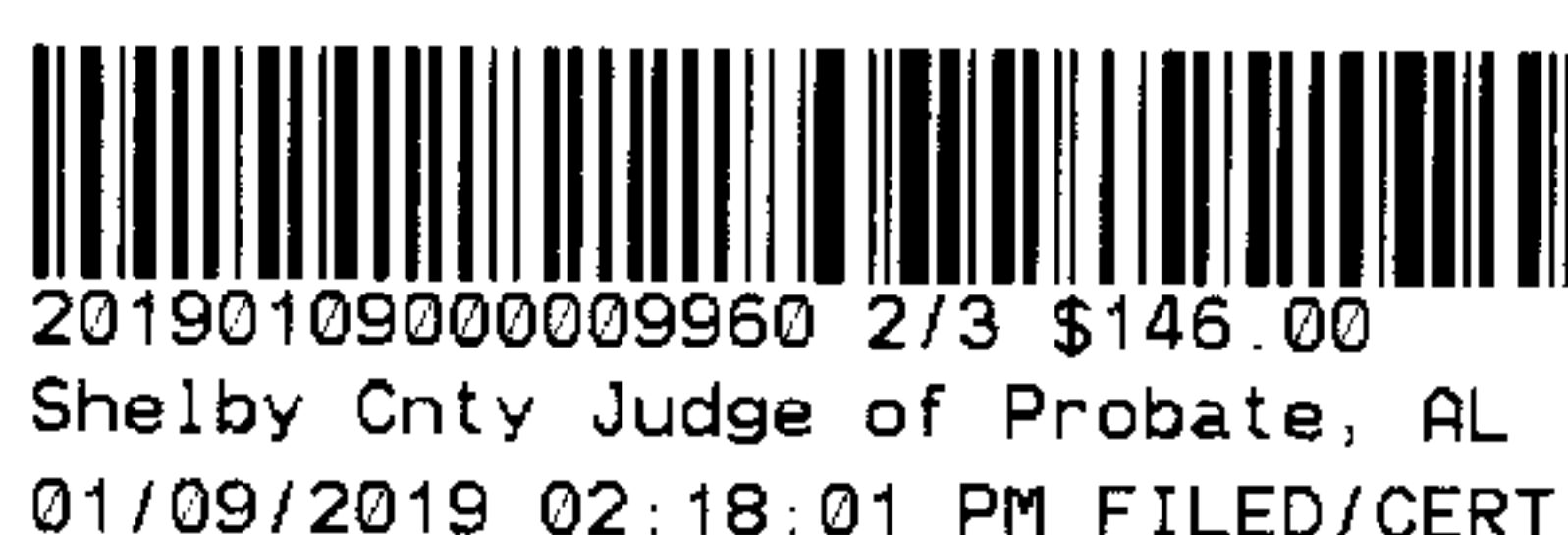
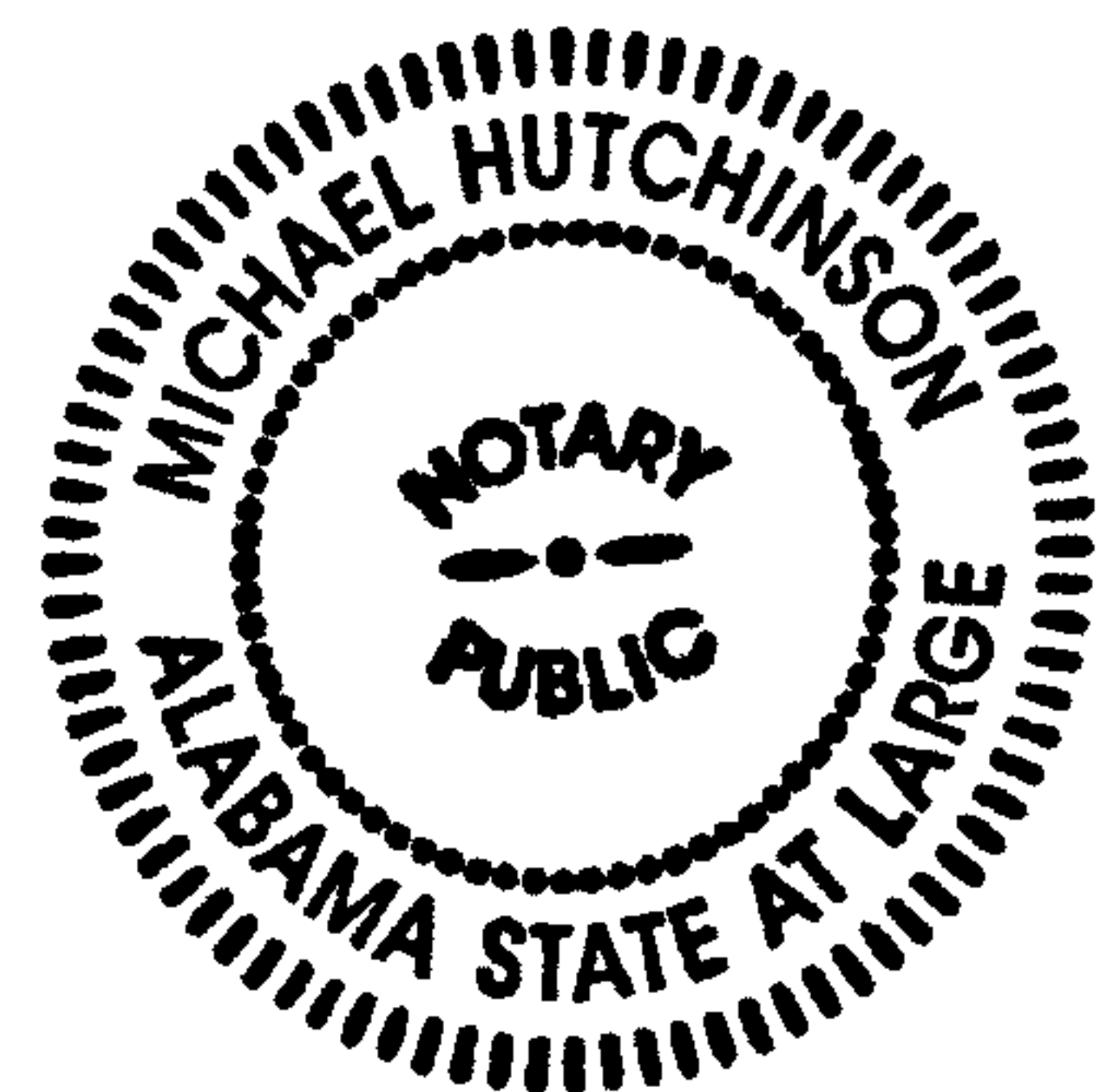
Given under my hand and official seal this 8th day of January, 2019.

[Signature]
Notary Public
My Commission Expires: 7-19-22

Grantors' Address: Kelly J. Luckie, 5301 Riverbend Trail, Hoover, AL 35244
Michael D. Luckie, 5301 Riverbend Trail, Hoover, AL 35244

Grantees' Address: Kelly J. Luckie, 5301 Riverbend Trail, Hoover, AL 35244
Michael D. Luckie, 5301 Riverbend Trail, Hoover, AL 35244

Appraisal Value: \$285,000.00



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Kelly J Luckie
5301 Riverbend Trail
Hoover AL 35244

Grantee's Name
Mailing Address

Kelly J & Michael D Luckie
Same

Property Address

5301 Riverbend Trail
Hoover AL 35244

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

250,000 one half
equal
125,000

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 11/9/19

Print Kelly J Luckie

Sign Kelly J Luckie

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190109000009960 3/3 \$146.00
Shelby Cnty Judge of Probate, AL
01/09/2019 02:18:01 PM FILED/CERT