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05/03/2019 02:59:28 PM

DEEDS 1/6

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

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

Send Tax Notice to:  
(Name) Angela Edmondson and Becky Lucas  
(Address) 2433 Highway 71  
Shelby, AL 35143

Warranty Deed

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Angela Edmondson, a married woman, Becky Lucas, an unmarried woman, and Bobby Frank Lucas, a/an ~~widow~~ <sup>single</sup> man**, being the sole heirs and next-of-kin of **Linda Lucas, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Angela Edmonson and Becky Lucas (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot No. 33-A as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Rg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the North right of way line of Center Avenue and the East right of way line of Cotton Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; Thence North along the said right of way line of Cotton Street for 305.00 feet to the point of beginning; Thence 92 deg. 23 sec. 15 min. left and run Northerly for 37.00 feet to a point on the Southwesterly right of way line of the Louisville and Nashville Railroad; Thence Northwesterly along said right of way line of the Louisville and Nashville Railroad and along the arc of a curve to the right having a radius of 1960.00 feet for 40.12 feet; Thence 55 deg. 55 min. 14 sec. left, as measured from a tangent of aforesaid curve, and run Westerly for 136.16 feet to a point on the Easterly right of way line of said Cotton Street; Thence 92 deg. 15 min. 26 sec. left and run Southerly along said right of way line of Cotton Street for 70.00 feet to the point of beginning.

**REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.**

**REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.**

**THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**

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 grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 2<sup>nd</sup> day of May, 2019.

Angela Edmondson  
Angela Edmondson  
Becky Lucas  
Becky Lucas

STATE OF ALABAMA )  
COUNTY OF SHELBY )

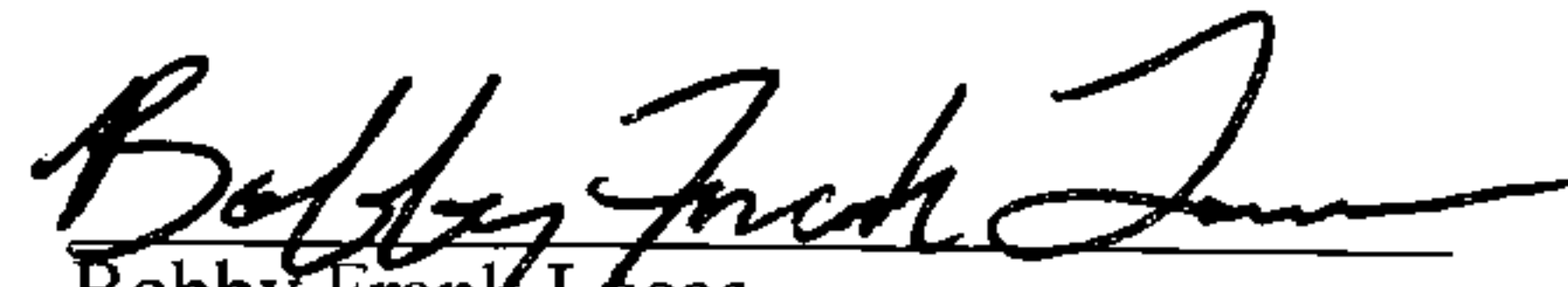
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Angela Edmonson and Becky Lucas**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2019.

Notary Public

My commission expires: 12-13-21

My Commission Expires  
December 13, 2021

  
Bobby Frank 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 **Bobby Frank 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2019.

Notary Public

My commission expires: 12-13-21

My Commission Expires  
December 13, 2021

**HEIRSHIP AFFIDAVIT**

COME NOW, Angela Edmonson, Becky Lucas, and Bobby Frank Lucas, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
2. On March 5 1999, Linda Lucas, pursuant to instrument recorded at Instrument Number: 1999-31394 in the Office of the Judge of Probate of Shelby County, Alabama received a conveyance of certain real estate situated in Shelby County, Alabama.

The above referenced real estate is hereinafter described, as follows:

Lot No. 84 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph M. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the north right of way line of Strowd Avenue and the west right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Fallon Avenue for 100.00 feet to the point of beginning; thence 90 deg. 00 min. left and run northwesterly for 95.12 feet; thence 62 deg. 42 min. 54 sec. right and run northwesterly for 77.92 feet; thence 117 deg. 17 min. 06 sec. right and run southeasterly for 130.84 feet to a point on the west right of way line of Fallon Avenue; thence 90 deg. 00 min. right and run southwesterly along said right of way line of Fallon Avenue for 69.25 feet to the point of beginning.

3. Linda Lucas having died on or about May 13, 2018 intestate, and her estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of Linda Lucas, she left the following heirs and next-of-kin to survive her:

Bobby Frank Lucas

Surviving Husband

386 Co Rd 107  
Montevallo, AL 35115

Angela Edmonson

Surviving Daughter

2433 Highway 71

Shelby, AL 35143

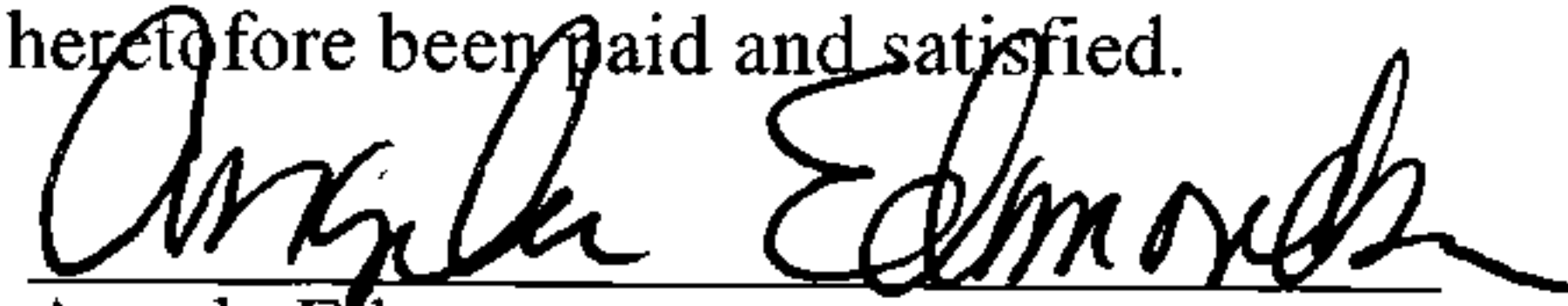
Becky Lucas


Surviving Daughter

1314 7<sup>th</sup> Street SW

Alabaster, AL 35007

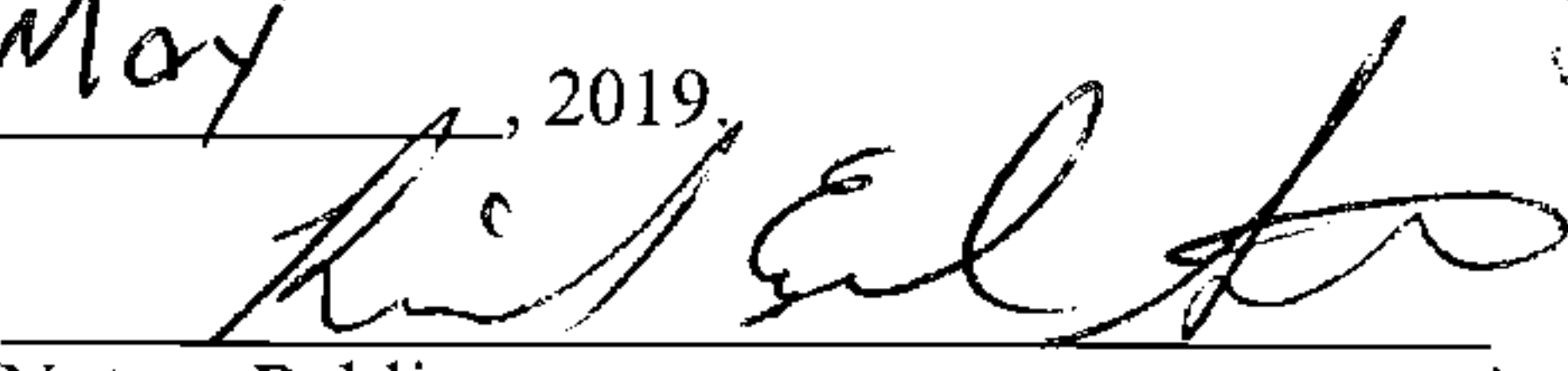
5. All of the above designated survivors, who are the only heirs and next of kin of Linda Lucas, are over the age of nineteen (19) years, and of sound mind. Furthermore, Linda Lucas left to survive her no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of Linda Lucas have heretofore been paid and satisfied.

  
Angela Edmonson

  
Becky 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 Angela Edmonson and Becky Lucas, whose names are signed to the foregoing **Heirship Affidavit**, 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 on the day the same bears date.

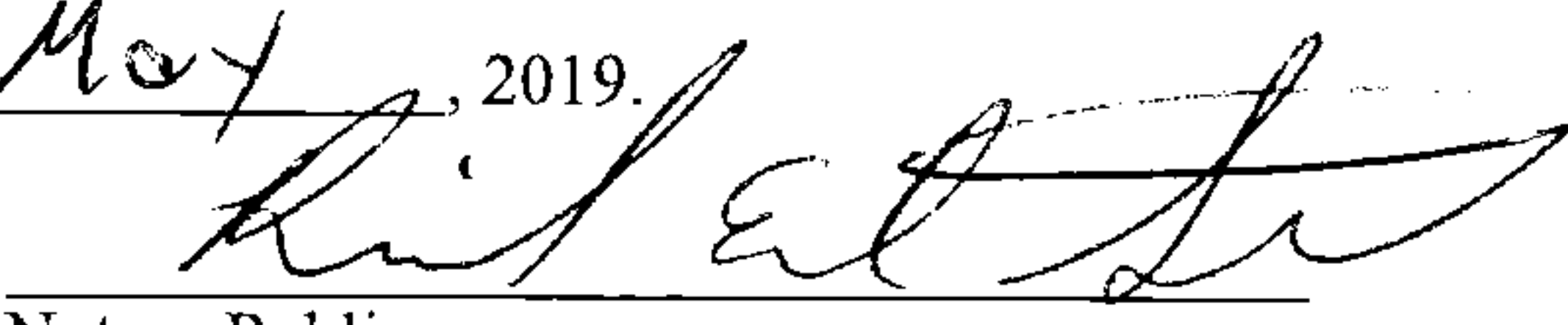
Given under my hand and official seal this 2nd day of May, 2019,  
  
Notary Public  
My commission expires: 12-13-21

My Commission Expires  
December 13, 2021

  
Bobby Frank 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 Bobby Frank Lucas, whose name is signed to the foregoing **Heirship Affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2019,  
  
Notary Public  
My commission expires: 12-13-21

My Commission Expires  
December 13, 2021



**EXHIBIT B**  
**DISINTERESTED PARTY AFFIDAVITS**

COME NOW, Melinda Rutledge and Amy Walker Pope, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

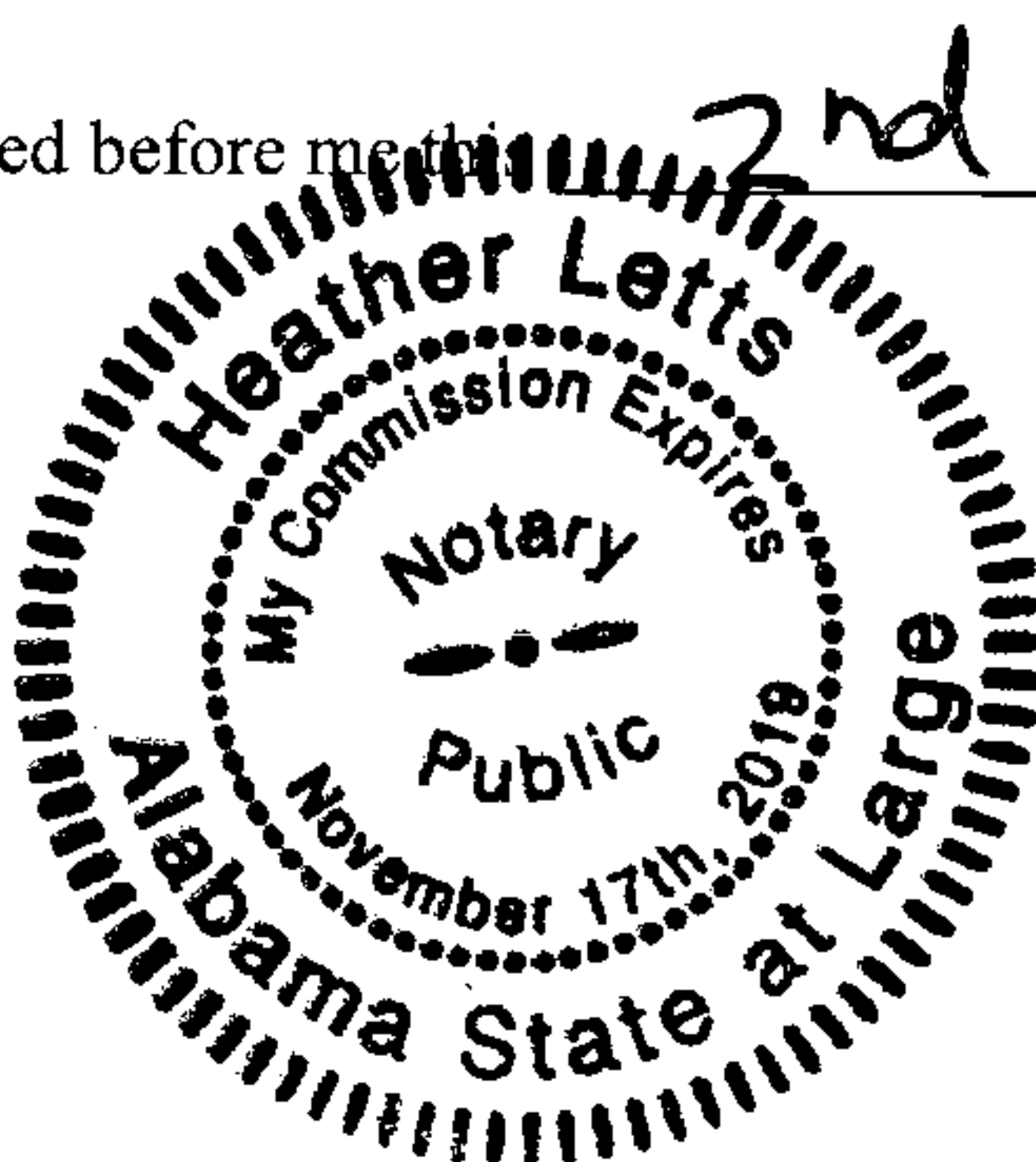
1. Affiant, Melinda Rutledge, hereby acknowledges and confirms that he/she has personal knowledge of the facts state herein, is over the age of \_\_\_\_\_ years, competent to execute this Affidavit, and his/her current address is 2118 Darlington St., Hoover, AL 35226, Said Affiant further states that he/she has no pecuniary or other interest in the estate of Linda Lucas.
2. Affiant, Amy Walker Pope, hereby acknowledges and confirms that he/she has personal knowledge of the facts state herein, is over the age of \_\_\_\_\_ years, competent to execute this Affidavit, and his/her current address is 1000 Birchall Lane, Apt. 105, Hoover, AL 35226, Said Affiant further states that he/she has no pecuniary or other interest in the estate of Linda Lucas.
3. Said Affiants hereby state that they are personally familiar with the family history of Linda Lucas, and hereby acknowledge and confirm that Linda Lucas, (the Decedent herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number: 1999-31394.
4. Said decedent was survived by her husband, Bobby Frank Lucas and two daughters, Angela Edmonson and Becky Lucas. All of said heirs of Linda Lucas are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.
5. Affiants are not aware of any persons or entities who have claim to the real property of which Linda Lucas died seized, other than their children hereinabove named.

FURTHERMORE, the Affiants saith naught.

Melinda Rutledge  
Melinda Rutledge, Affiant

STATE OF ALABAMA  
COUNTY OF SHELBY

Sworn to and subscribed before me this

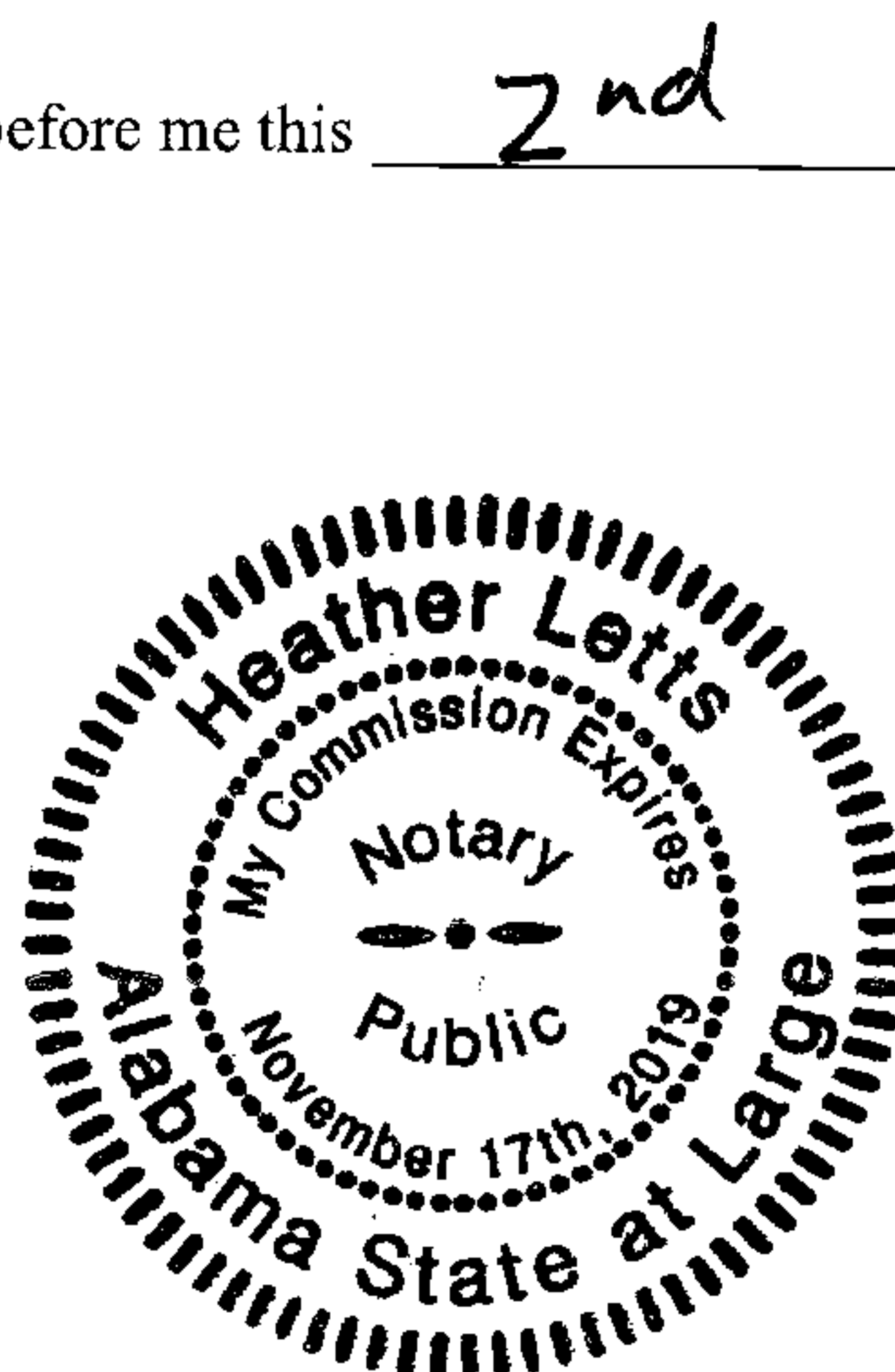


day of May, 2019.  
Heather Letts  
Notary Public  
My Commission Expires: 11-17-19

Amy Walker Pope  
Amy Walker Pope, Affiant

STATE OF ALABAMA  
COUNTY OF SHELBY

Sworn to and subscribed before me this



day of May, 2019.  
Heather Letts  
Notary Public  
My Commission Expires: 11-17-19

## Real Estate Sales Validation Form

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

Grantor's Name The heirs of Linda Lucas  
Mailing Address 2433 Highway 71  
Shelby, AL 35143

Grantee's Name Angela Edmonson & Becky Lucas  
Mailing Address 2433 Highway 71  
Shelby, AL 35143

Property Address 1314 7th Street SW  
Alabaster, AL 35007

Date of Sale 05/02/2019

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

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Assessor's Market Value \$ 37,700.00

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

☐ Appraisal

☐ Sales Contract

☒ Other tax bill

☐ Closing Statement

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 5-2-2019

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/03/2019 02:59:28 PM  
\$70.00 CHERRY  
20190503000149430

*Alvin S. Boyd*