


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

This instrument was prepared by:  
**Mike T. Atchison**  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

  
20191011000375360 1/3 \$66.00  
Shelby Cnty Judge of Probate, AL  
10/11/2019 07:32:15 AM FILED/CERT

Send Tax Notice to:  
**Roger Lutz**  
6363 Hwy 13  
Helena, AL 35080

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY- SEVEN THOUSAND DOLLARS AND ZERO CENTS (\$37,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Joyce Pitts Lutz, a single woman, Cliassa Lutz Edwards, a single woman, and Paula Lutz Davenport, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Roger Lutz** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Begin at the Northeast corner of Section 34, T.S. 20 South, Range 4 West, Shelby County, Alabama and run thence westerly along the North line of said Section 34 a distance of 306.05 to a point, thence turn 132 degrees 59' 33" to the left and run Southeasterly a distance of 296.24 to a point on the North right-of-way line of Highway No. 13, thence turn 81 degrees 17' 20" left and run Northeasterly 125.59 to a point where the North right-of-way line of Highway No. 13 intersects the East line of Section 34, thence turn 55 degrees 36' 48" left and run northerly a distance of 145.95 to the point of beginning, containing 0.94 acres and subject to all agreements, easements, rights of way, restrictions and or limitations of probated record or applicable law.

**SUBJECT TO:**


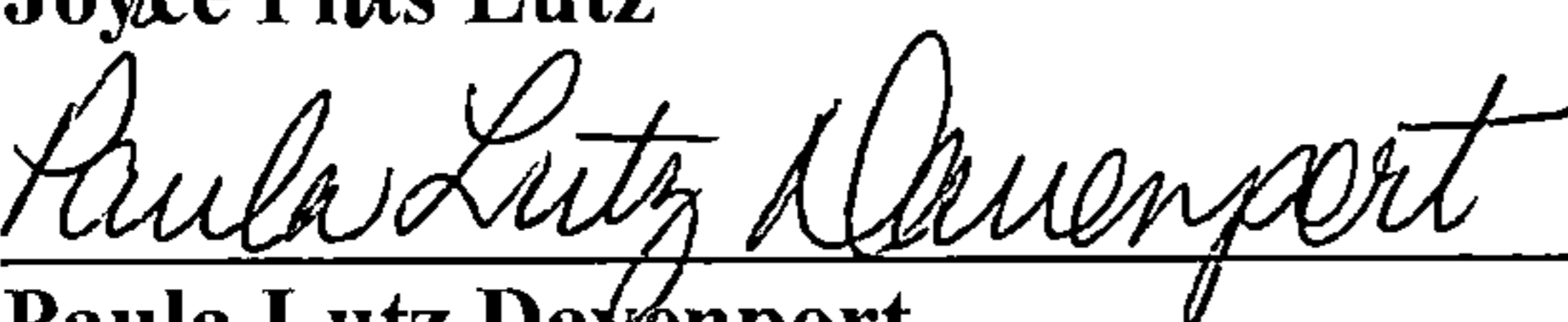
1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.
3. Property herein constitutes no part of the Grantors herein or their spouses.

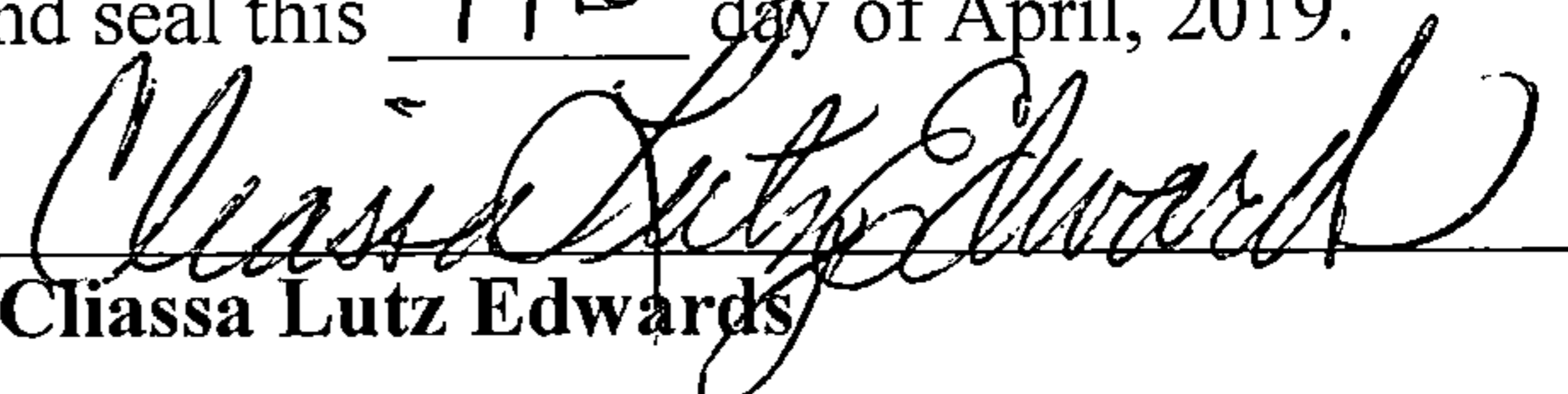
Grantors herein are all the surviving heirs at law of Joseph Paul Lutz having died on January 4, 2016.

**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, 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 17<sup>th</sup> day of April, 2019.

  
\_\_\_\_\_  
Joyce Pitts Lutz  
  
\_\_\_\_\_  
Paula Lutz Davenport

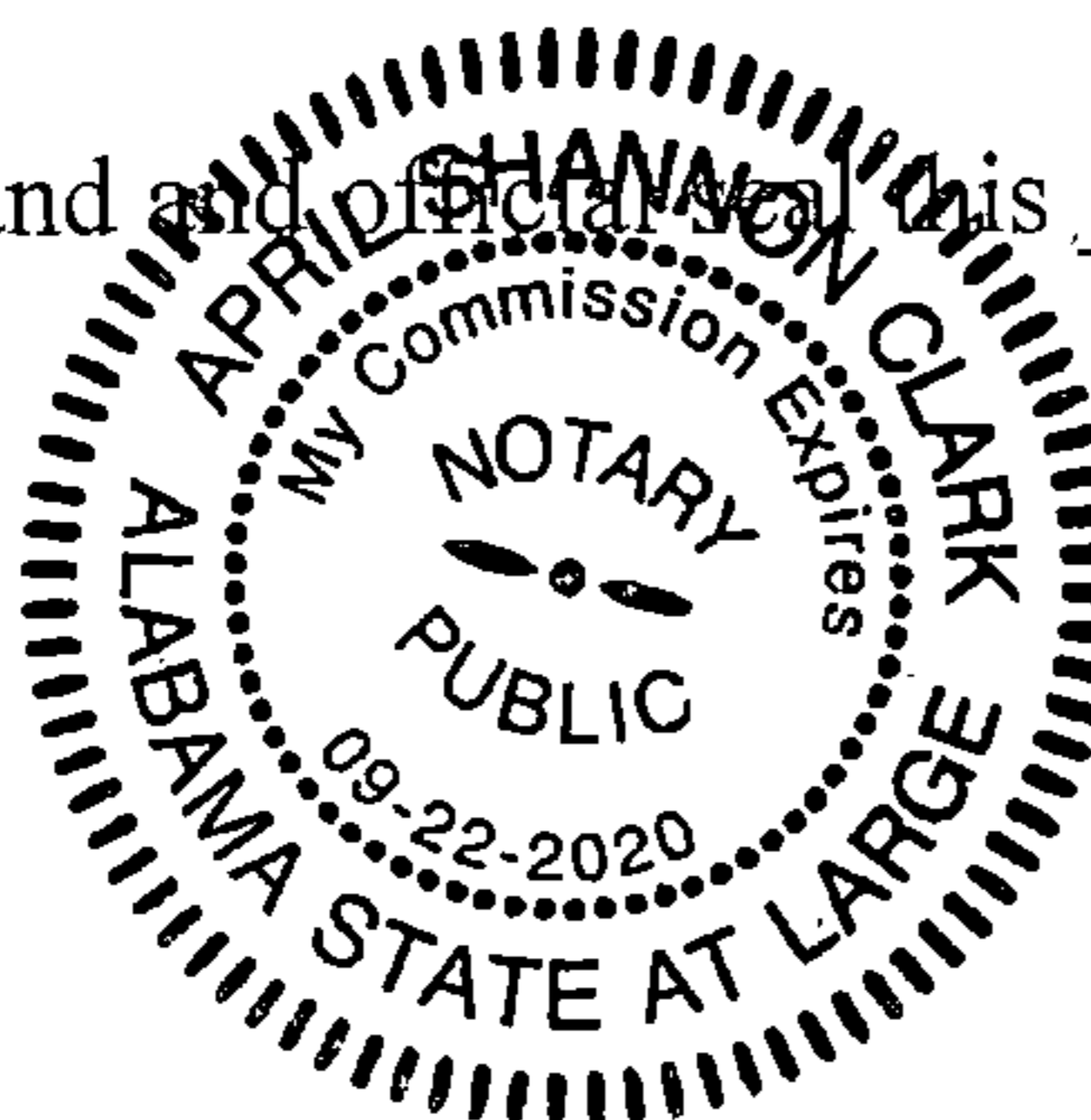
  
\_\_\_\_\_  
Cliassa Lutz Edwards

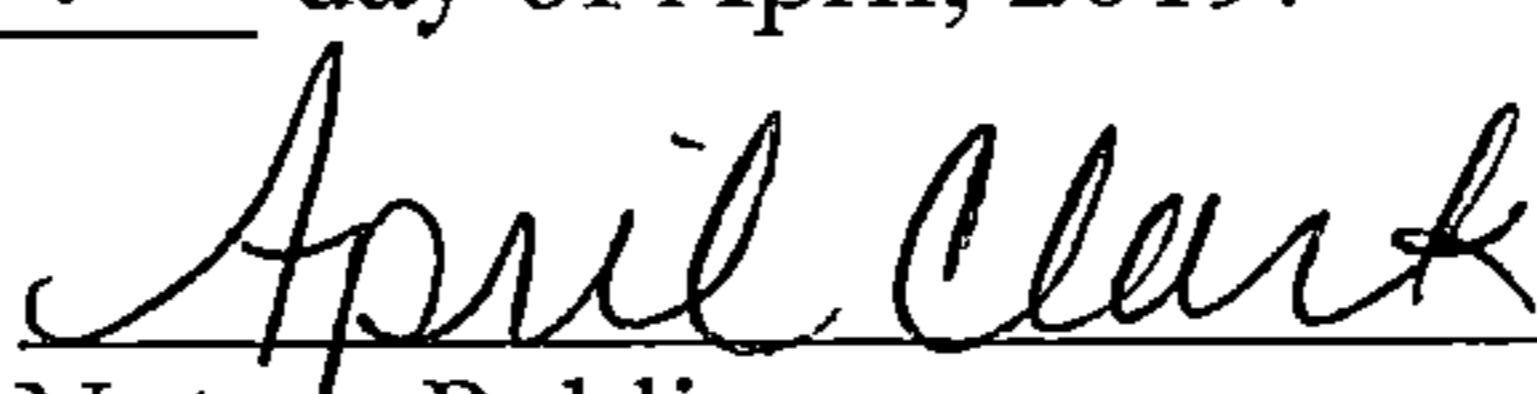
Shelby County, AL 10/11/2019  
State of Alabama  
Deed Tax: \$37.00

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joyce Pitts Lutz and Cliassa Lutz Edwards**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of April, 2019.



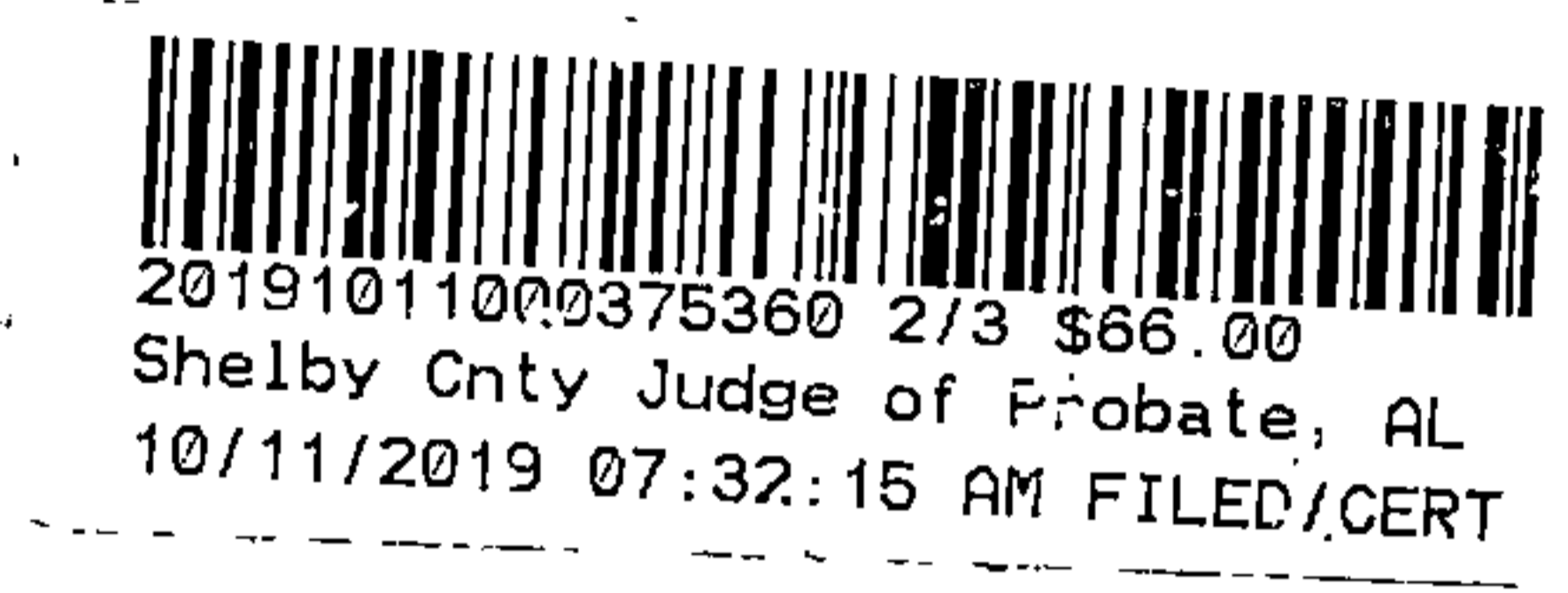
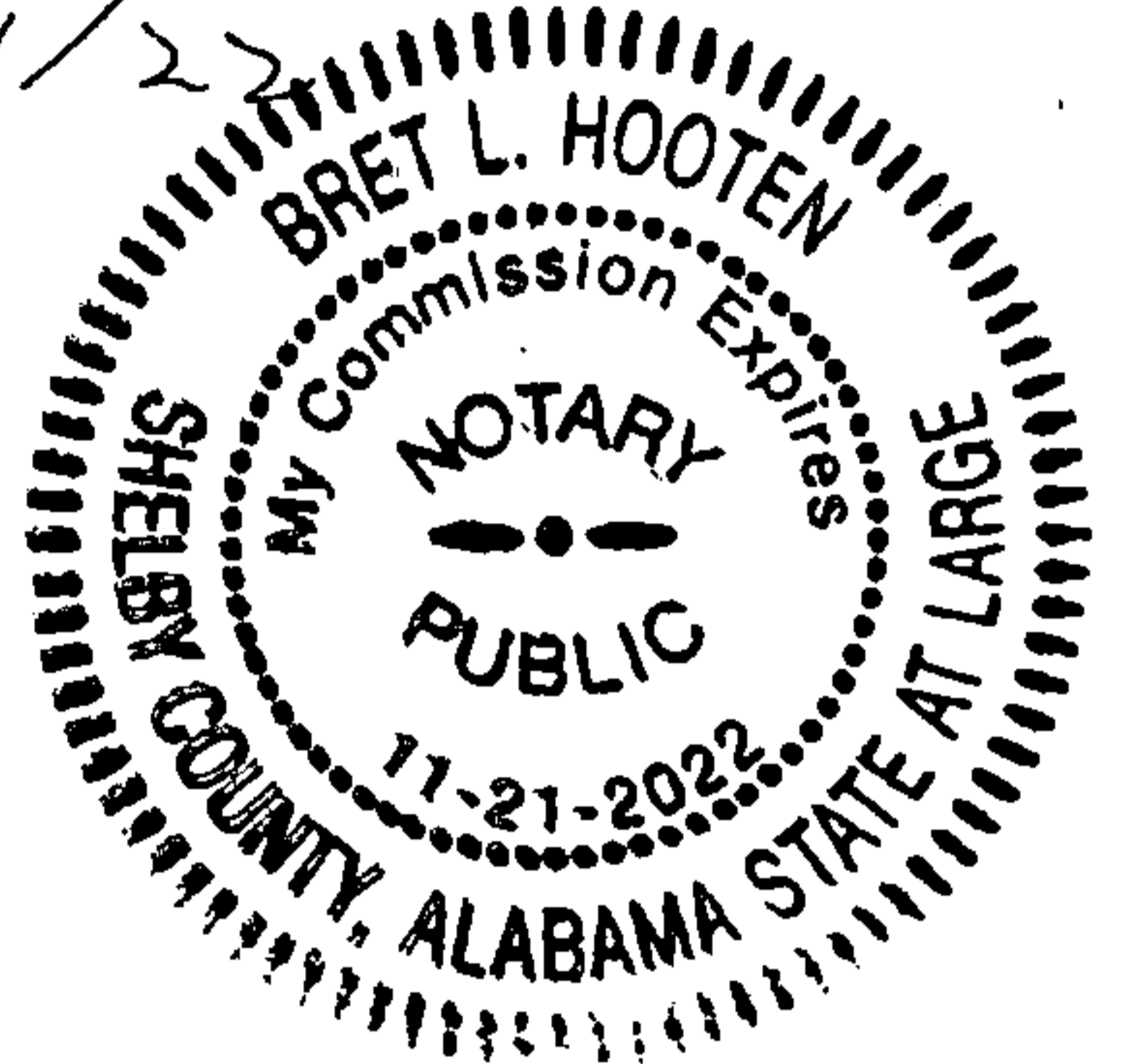
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/22/2020

STATE OF ALABAMA)  
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paula Lutz Davenport**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of April, 2019.

Bret L. Hooten  
Notary Public  
My Commission Expires: 11/21/22





Real Estate Sales Validation Form

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

Grantor's Name Joyce Pitts Lutz  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

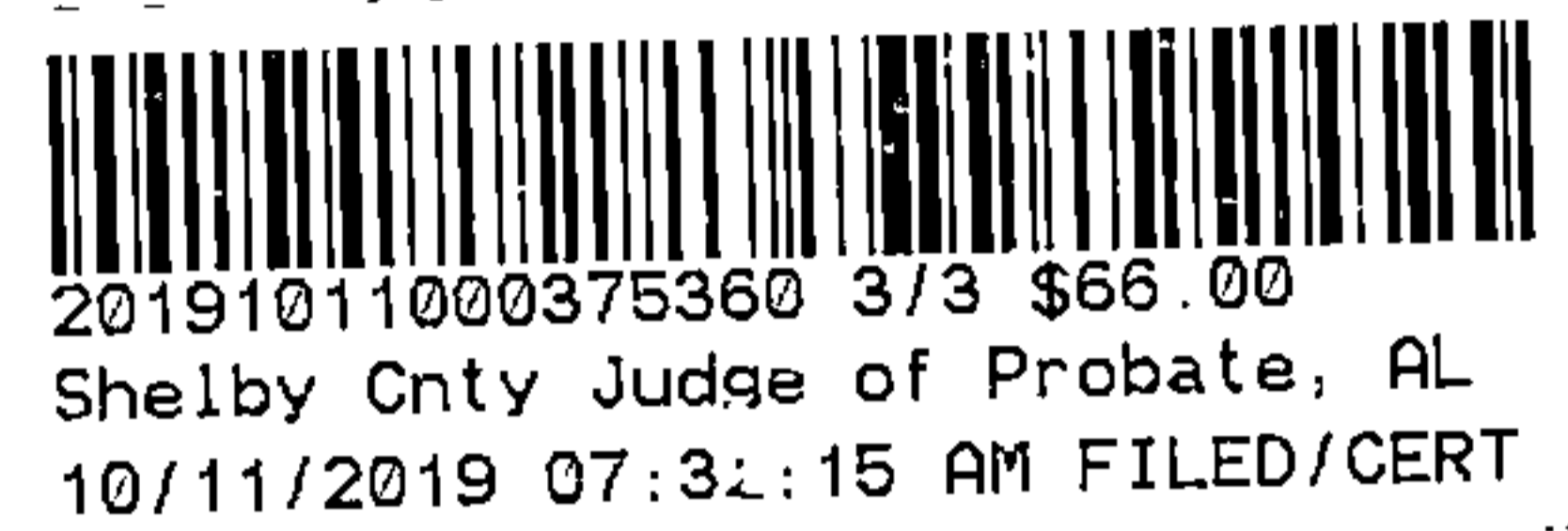
Grantee's Name Roger Lutz  
Mailing Address 6363 Hwy 13  
Helena, AL 35080

Property Address 6363 Hwy 13  
Helena, AL 35080  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 37,000.00  
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 \_\_\_\_\_

Print Joyce Pitts Lutz

Unattested \_\_\_\_\_

Sign Joyce Lutz

(verified by)

(Grantor/Grantee/Owner/Agent) circle one