

20210615000291570 1/3 \$53.50
Shelby Cnty Judge of Probate, AL
06/15/2021 11:37:21 AM FILED/CERT

Send tax notice to:

Roger Lutz
6363 Hwy 13
Helena, Alabama 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Roger Lutz and Mildred Rena Lutz, a married couple, hereafter known as GRANTORS, for and in consideration of ten dollars (\$10.00), to Roger Lutz, hereafter known as GRANTEE, in hand paid by GRANTEE, the receipt whereof is hereby acknowledged; does hereby grant, bargain, quitclaim, sell and convey unto the said GRANTEE all rights, title and interest in that Real Property lying and being in the County of Shelby, State of Alabama, and particularly described as follows, 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 58' 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 existing easements, current taxes, restrictions and convenience, set-back lines and rights of way, if any, of record.

Subject to all mortgages, liens, easements and restrictions of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the tenements, hereditaments and appurtenances thereto or in any wise appertaining or otherwise belonging, and also all the estate, right title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, in and to the same and every part or parcel thereof, with the appurtenances and improvements unto the said Grantee in fee simple, his heirs and assigns forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

Shelby County, AL 06/15/2021
State of Alabama
Deed Tax: \$25.50

TO HAVE AND TO HOLD unto Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, Grantors, Roger Lutz and Mildred Rena Lutz, have hereunto set their signatures and seals on this the 15 day of June, 2021.

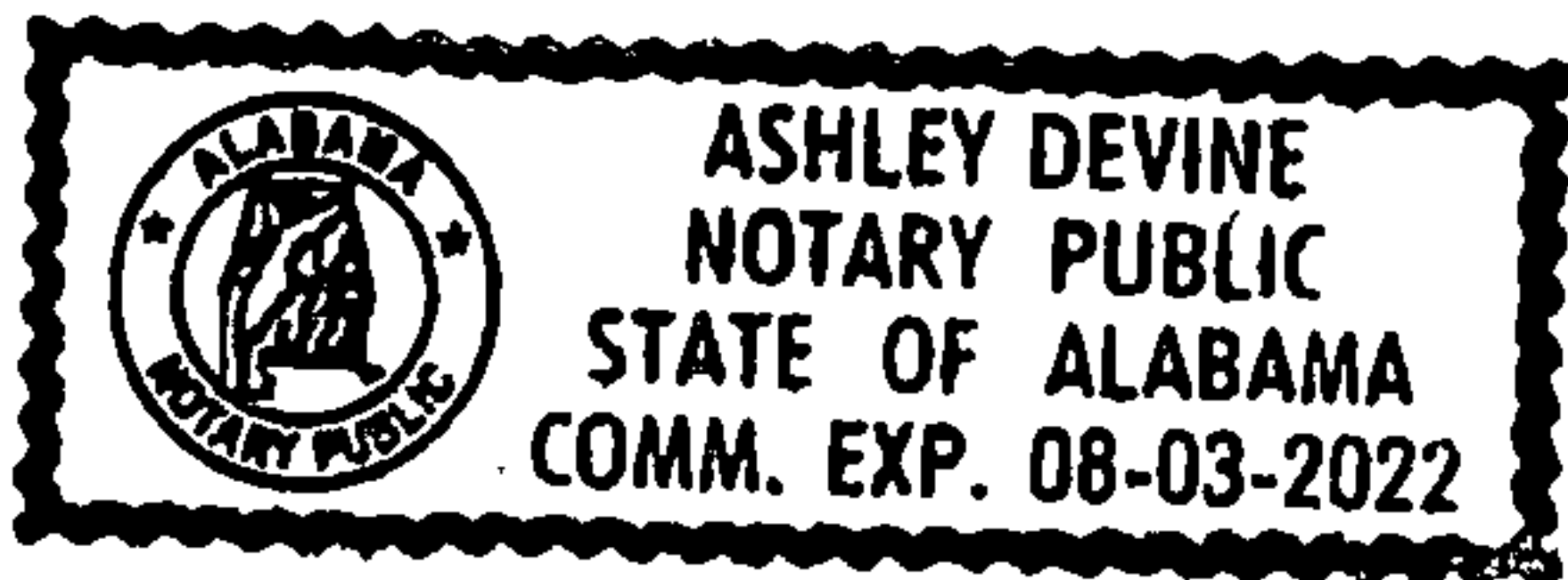
By: Roger Dale Lutz
Roger Lutz

By: Mildred Rena Lutz
Mildred Rena Lutz

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, whose name is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, Roger Lutz, being informed of the contents of the said instrument, he executed the same voluntarily.

Given under my hand and official seal this 15 day of June, 2021.

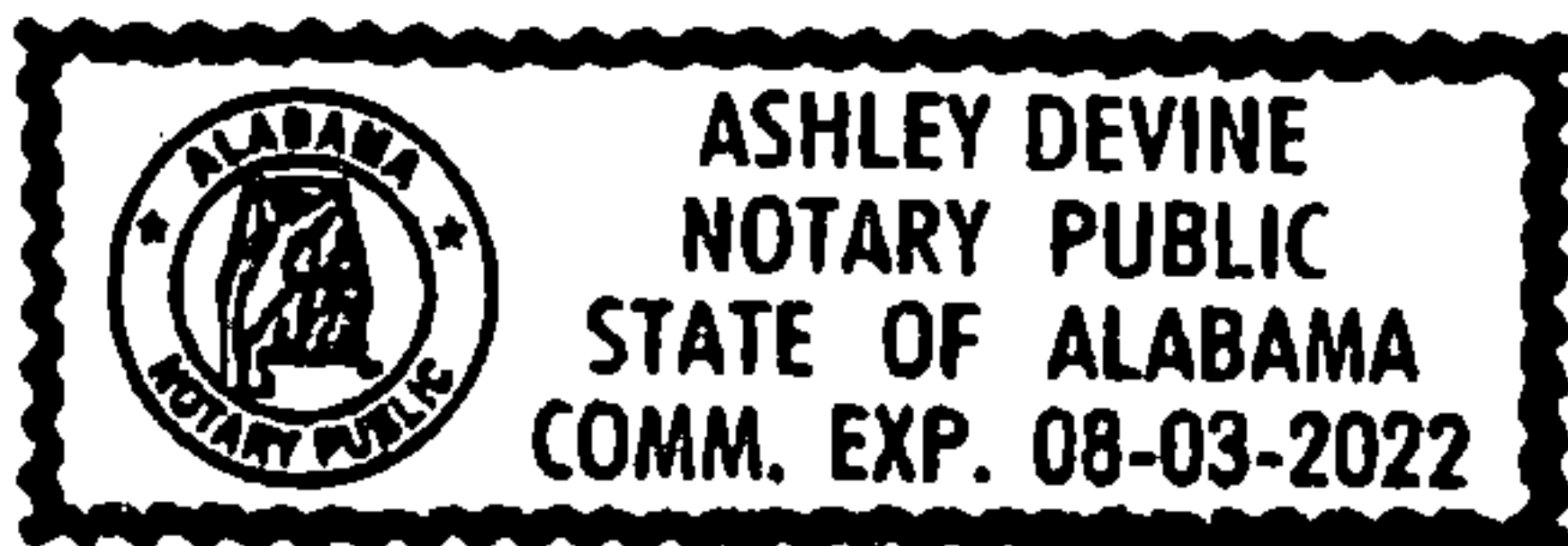


Ashley Devine
NOTARY PUBLIC
My Commission Expires: 8-3-22

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, whose name is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, Mildred Rena Lutz, being informed of the contents of the said instrument, she executed the same voluntarily.

Given under my hand and official seal this 15 day of June, 2021.



Ashley Devine
NOTARY PUBLIC
My Commission Expires: 8/3/22

Real Estate Sales Validation Form

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

Grantor's Name Mildred Rena Lutz
Mailing Address 331 Creektree Drive
Alabama West
Blocton 35184

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

Property Address 6363 Hwy 13
Helena Alabama
35080

Date of Sale June 15-2021

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 225445

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 June-15-2021

Print Mildred Rena Lutz

Sign Mildred Rena Lutz

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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