

This Instrument was Prepared by:

Send Tax Notice To: Mark Lucas  
Angela Lucas

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

1555 5th Ave  
Calera, AL 35040

File No.: MV-22-28602

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

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Six Thousand Dollars and No Cents (\$136,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jacqueline V. Lowery**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark Lucas and Angela Lucas**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of September, 2022.

Jacqueline V. Lowery  
Jacqueline V. Lowery

State of Alabama

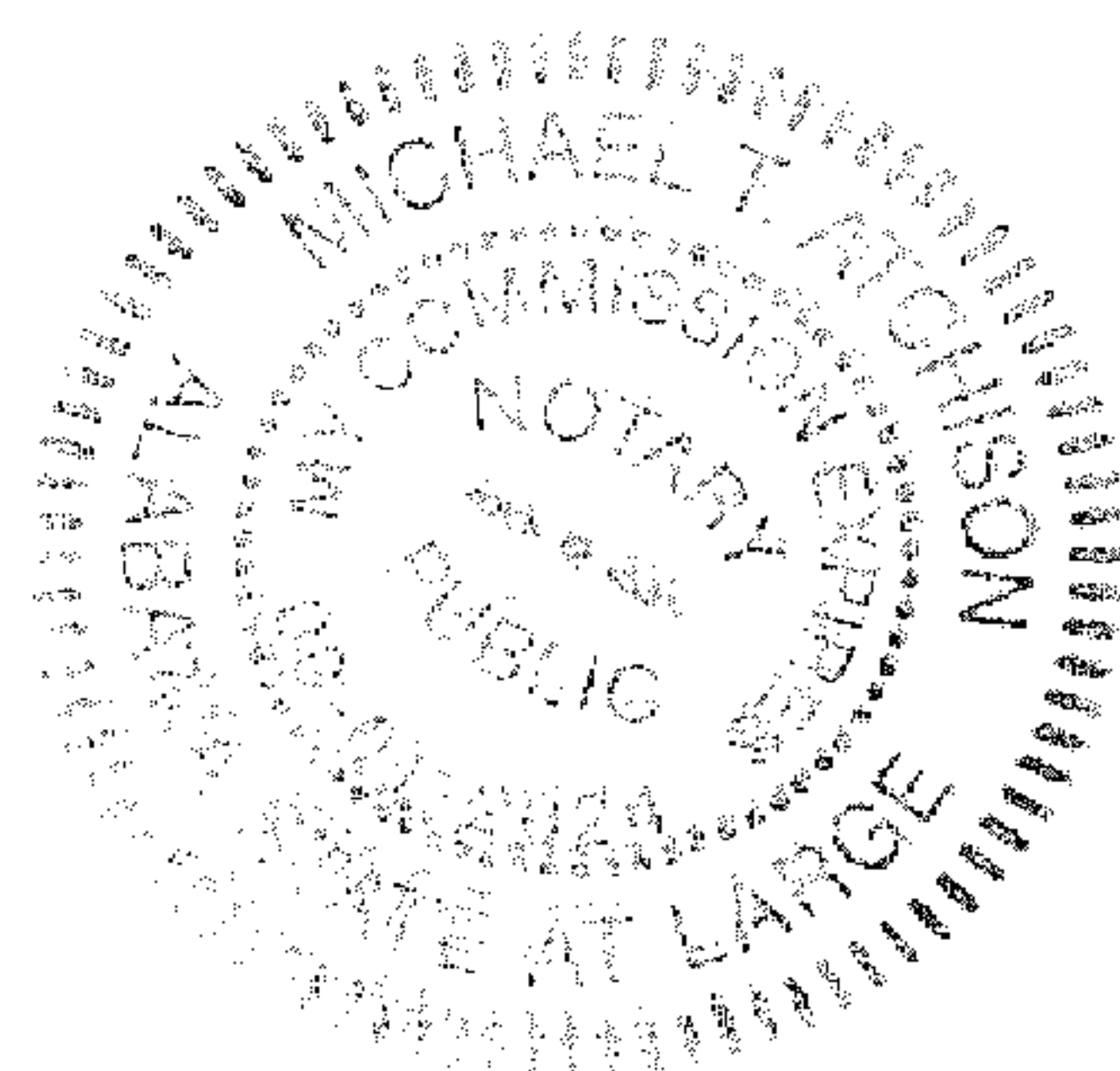
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jacqueline V. Lowery, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of September, 2022.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and a part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 24 North, Range 15 East: Beginning at the Northwest corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section; thence continue Southeast along said Ferry Road 413 feet, more or less; thence due East to the East line of said forty, to a point lying 780 feet North of the Southeast corner of said forty; thence North along the East line of the SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  and along the East line of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , to a point that lies 902.6 feet South of the NE corner of said NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ; thence Westerly to the right of way of said Ferry Road; thence Southerly along said right of way 400 feet, more or less, to the point of beginning.

Parcel No. 4, according to Vanderslice Boundary Survey, as recorded in Map Book 18, Page 105, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: That property conveyed to James M. Lowery and wife, Jacqueline Lowery, in Deed Book 314, Page 720, being more particularly described as follows:

From the NW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 4, Township 24 North, Range 15 East, run South along the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  a distance of 770.30 feet, more or less; thence left 100 degrees 32 minutes a distance of 403.82 feet to the point of beginning; thence continue a distance of 250.95 feet; thence left 75 degrees 37 minutes a distance of 179.72 feet; thence left 110 degrees 25 minutes a distance of 413.76 feet; thence left 125 degrees 31 minutes a distance of 175.00 feet along the right of way of Shelby County Highway No. 47 to the point of beginning.

LESS AND EXCEPT that portion conveyed to Teresa Vanderslice Dollar simultaneously herewith, described as follows:

Commence at the NW corner of Section 4, Township 24 North, Range 15 East; thence East along base line 1320 feet; thence South 2 degrees West 902.6 feet; thence South 86 degrees 20 minutes West 869 feet to the point of beginning of said lot; thence continue West 96  $\frac{1}{2}$  yards to the West line of the NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of said Section 4; thence run South along said forty line 50 yards; thence run East 96  $\frac{1}{2}$  yards; thence run North 50 yards to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Jacqueline V. Lowery
Mailing Address 5615 Highway 47, Shelby AL 35047
Property Address 5505 Highway 47, Shelby, AL 35143

Grantee's Name Mark Lucas, Angela Lucas
Mailing Address 1555 S.A. Ave, Calera, AL 35040
Date of Sale September 02, 2022
Total Purchase Price \$136,000.00
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 (checked), 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 of 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).

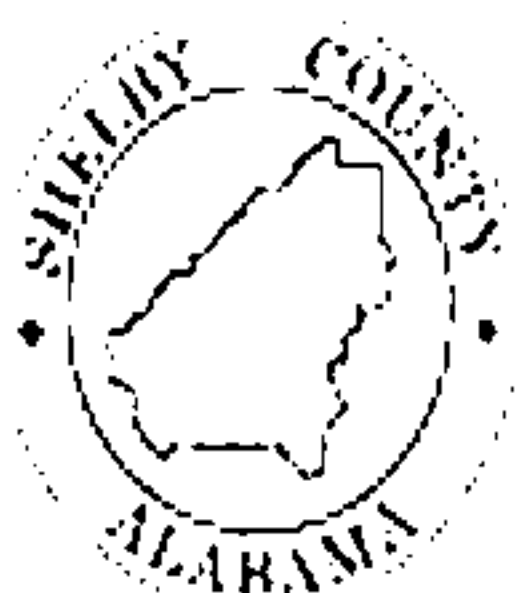
Date August 31, 2022

Print Jacqueline V. Lowery

Unattested

Sign (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2022 11:54:02 AM
\$164.00 JOANN
20220902000344500



Alvin S. Boyd