

POOR QUALITY

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

This instrument was prepared by
Michael W. Harrison
JP#00807822
Columbiana, AL 35051

Send Fax Notice to

WARRANTY DEED

20131202000466130 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
12/02/2013 01:35:23 PM FILED/CERT

~~STATE OF ALABAMA)~~
~~COUNTY OF SHELBY)~~

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), individually and by grantee herein, the receipt whereof is acknowledged, I or we, **Leslie V. Lucas, a single woman, Michael Lucas, a single man, Kevin Lucas, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Leslie V. Lucas** (herein referred to as **Grantees**), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

All interest in and to the following described property:
Plots 2, 3, 4, 5 and 6, Block E, according to the plat of Wilmont Subdivision as recorded in Map Book 3, Page 124, in the office of the Probate Judge, Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

Hubert Leon Lucas, Jr., the other GRANTEE in Inst #20120425000141800 is deceased, having died on or about July 31, 2012. Grantors herein are all the heirs at law of Hubert Leon Lucas, Jr.

DO 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 12 day of October, 2013.

Leslie V. Lucas

Michael Lucas

State of MN County of Ramsell
Subscribed and sworn before me on 10/12/2013
(Date)

Kevin Lucas

(Notary Signature)

JUSTIN DAVID HOSMAN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/16

For Michael
Lucas
Only

~~STATE OF ALABAMA)~~
~~COUNTY OF SHELBY)~~

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **M. Hosman, Michael Lucas and Kevin Lucas**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Real Estate Sales Validation Form

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

Grantor's Name Leslie V Lucas
Mailing Address Michael Lucas
Kevin Lucas
122 Strother Street
Montevallo, AL 35115
Property Address 122 Strother St.
Montevallo, AL 35115

Grantee's Name Hubert Leon Lucas
Mailing Address 122 Strother St.
Montevallo, AL 35115

Date of Sale 10-12-13
Total Purchase Price \$ 1.00
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 73,200.00
(2 parcels)

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
to cure title

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 10-13-13

____ Unattested _____
(verified by)

Print Mike T. Atchison

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one



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