

This Instrument was Prepared by:
Tammy L. Wilson
167 Highway 200
Montevallo, AL 35115

Send Tax Notice To: Brian Keith Allen
Crystal Gail Allen
Judy B. Lucas
167 Highway 200
Montevallo, AL 35115

17⁰⁰
3⁰⁰
20⁰⁰

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Judy Lucas, an unmarried widow, Crystal Allen, a married woman, Philip Lucas, a married man, Tonya Lucas, a single woman and Tammy L. Wilson and Shannon Wilson, wife and husband** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **Judy B. Lucas and Tammy L. Wilson** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

The West one-half (1/2) of the following described property: The West 264 feet, more or less, of the SW 1/4 of the NW 1/4 of the NE 1/4, Section 11, Township 24 North, Range 12 East, Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

The above described grantors are the sole heirs at law of Billy Lucas, deceased, grantee in Instrument Number 20030731000493910, Probate Office, Shelby County, Alabama. The above described property does not constitute the homestead of Crystal Allen, Philip Lucas, or Tonya Lucas or their spouses, if any.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of November 2014.

Judy Lucas
Judy Lucas
Crystal Allen
Crystal Allen
Philip E. Lucas
Philip Lucas
Tonya Lucas
Tonya Lucas
Tammy L. Wilson
Tammy L. Wilson
Shannon Wilson
Shannon Wilson


20150309000070970 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
03/09/2015 09:53:32 AM FILED/CERT

Shelby County, AL 03/09/2015
State of Alabama
Deed Tax: \$26.00

State of Alabama

Shelby County

} General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Judy Lucas, an unmarried widow**, whose names **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 24th day of November, 2014

[Signature]
Notary Public
My Commission Expires: 3/12/17

State of Alabama

Chilton County

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Crystal Allen, a married woman**, whose names **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 22nd day of November 2014.

Shirley Piquell
Notary Public
My Commission Expires: 1-17-2018.

State of Alabama

Shelby County

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Philip Lucas, a married man, a married man** whose names **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 24th day of November 2014.

Kenn B. Lee
Notary Public
My Commission Expires: 8/12/17.

State of Alabama

Chilton County

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Tonya Lucas, a single woman**, whose names **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 22nd day of November 2014.

Shirley Piquell
Notary Public
My Commission Expires: 1-17-2018.

State of Alabama

Shelby County

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Tammy L. Wilson and Shannon Wilson, wife and husband** whose names **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 24th day of November 2014.

Kenn B. Lee
Notary Public
My Commission Expires: 8/12/17.



20150309000070970 2/3 \$46.00
Shelby Cnty Judge of Probate, AL
03/09/2015 09:53:32 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Judy Lucas, Crystal Allen, Philip
Lucas, Tonya Lucas, Tammy L
Wilson and Shannon Wilson
Mailing Address 167 Highway 200
Montevallo, AL 35115
Property Address 210 Asberry Road
Montevallo, AL 35115

Grantee's Name Judy B Lucas and Tammy L Wilson
Mailing Address 167 Highway 200
Montevallo, AL 35115
Date of Sale January 19, 2015
Total Purchase Price _____
or
Actual Value \$25,960.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 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 February 13, 2015

Print Jessica C Pugh

Unattested

Sign _____

Jessica C Pugh

(Grantor/Grantee/Owner/Agent) circle one



20150309000070970 3/3 \$46.00
Shelby Cnty Judge of Probate, AL
03/09/2015 09:53:32 AM FILED/CERT

Form RT-1