

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

Send Tax Notice To: Brian Keith Allen
Judy Brantley Lucas
Crystal Gail Allen
210 Asberry Road
Montevallo, AL 35115

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, I, **Judy B. Lucas, A Single Woman and Tammy L. Wilson, A Married Woman** (herein referred to as GRANTORS), does grant, bargain, sell and convey unto **Judy Brantley Lucas and Brian Keith Allen and Crystal Gail Allen** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Commence at the S.E. cor. of NW 1/4, NW 1/4, NE 1/4, Sec. 11, T24N, R12E of Shelby County Alabama; thence N 86-30-43W 431.0' to the point of beginning; thence S 00-01-38E 331.90'; thence N 86-06-38W 130.06'; thence N 00-19-14W 331.10'; thence S 86-30-43E 131.69' to the point of beginning. Parcel contains 1.0 acres, more or less. Less and except the following described easement found on subject property: Commence at the S.E. cor. NW 1/4, NW 1/4, NE 1/4, Sec. 11 T24N, R12E of Shelby County Alabama; thence N 86-30-43W 431.0' to the point of the beginning of the East side of a 20' wide easement for the purpose of ingress and egress and utilities; thence S-00-01-38E 331.90' to the end of said easement.

Note: Ingress/Egress Easement described in volume 170, page 776, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

Property does not constitute the homestead of the grantor Tammy L, Wilson nor that of her spouse.
** \$49,709.78, of the consideration herein is derived from a purchase money mortgage closed simultaneously.
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 6th day of February, 2015.

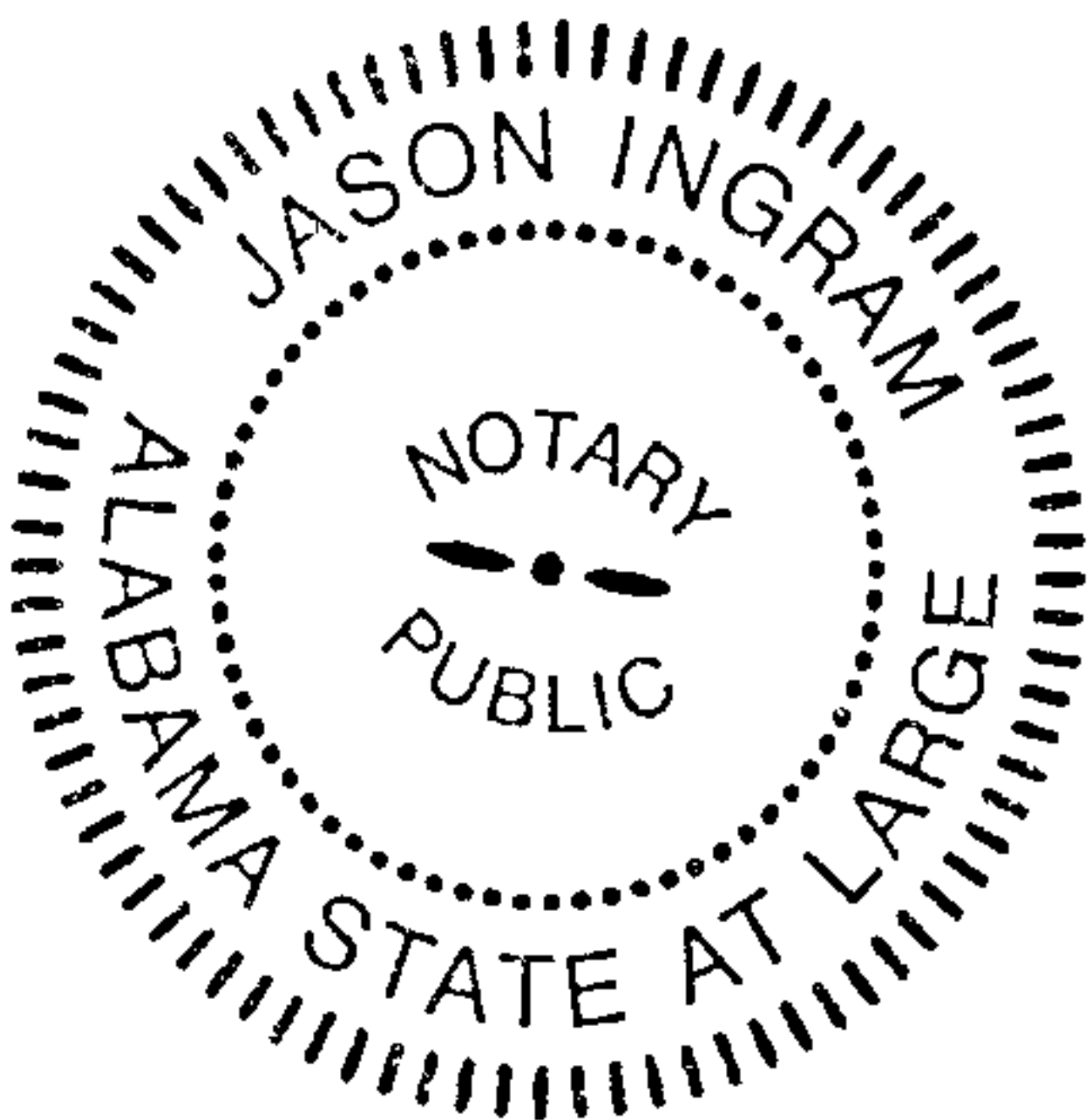
Judy B. Lucas
Judy B. Lucas
Tammy L. Wilson
Tammy L. Wilson

20150309000070980 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/09/2015 09:53:33 AM FILED/CERT

State of Alabama } General Acknowledgment
Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Judy B. Lucas, A Single Woman and Tammy L. Wilson, A Married Woman** whose names are signed to the foregoing conveyance, and who are 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.

Given under my hand and official seal, this the 6th day of February, 2015.



W. Jason Ingram
Notary Public
My Commission Expires: July 12, 2015

Real Estate Sales Validation Form

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

Grantor's Name Clayton Homes Clanton, AL

Grantee's Name Brian Keith Allen
Judy Brantley Lucas

Mailing Address 2101 Holiday Inn Drive
Clanton, AL 35046

Mailing Address 167 Highway 200
Montevallo, AL 35115

Property Address 210 Asberry Road
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).

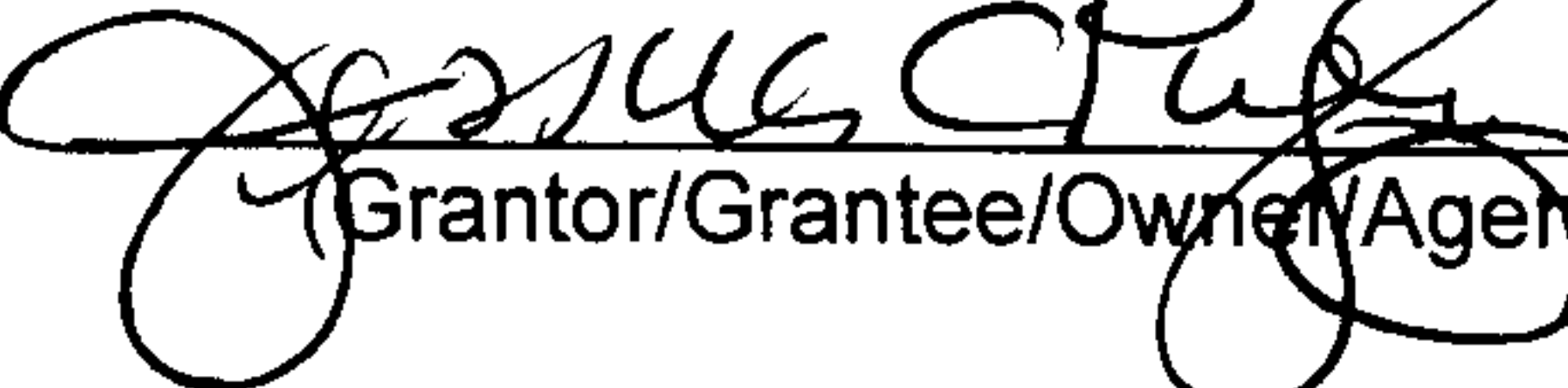
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).


Date January 22, 2015

Print Jessica C Pugh

Unattested

(verified by)

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


20150309000070980 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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Form RT-1