



Shelby County, AL 03/19/2015
State of Alabama
Deed Tax:\$8.00

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
(205)665-5076

Send Tax Notice to: Erika Ivonne Villa

55 Lucas Lane
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$25,000.00)**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

DAWN B. LUCAS, an unmarried woman

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto
ERIKA IVONNE VILLA

(herein referred to as GRANTEE) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

REFER TO LEGAL DESCRIPTION HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS INCORPORATED HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

SUBJECT TO:

- Taxes for 2015 and subsequent years.
- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Easement to Water Works Board of Montevallo recorded in Deed Book 177, Page 305.
- Right of way to Shelby County recorded in Deed Book 242, Page 113.
- PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF GRANTOR HEREIN.

TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee and Grantee's 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 Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17th day
of March, 2015.

Dawn B. Lucas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby
certify that **Dawn B. Lucas**, whose name is 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, she executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this 17th day of March, 2015.

MGS
Notary Public
My Commission Expires: 07/31/17



20150319000086940 2/4 \$31.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the NE corner of Section 12, Township 24 North, Range 12 East and run southerly along the East side of the said section for 1364.51 feet to the point of beginning; thence turn an angle of 117 degrees 02 minutes 21 seconds to the right and run northwesterly for 430.81 feet to an iron on a fence line; thence turn an angle of 118 degrees 17 minutes 23 seconds to the left and run southerly along the said fence for 233.29 feet to an iron on said fence; thence turn an angle of 1 degree 10 minutes 57 seconds to the right and run southerly for 202.60 feet to an iron 40 feet North of a paved road; thence turn an angle of 86 degrees 35 minutes 22 seconds to the left and run easterly for 113.07 feet to an iron 40 feet North of a paved road; thence turn an angle of 11 degrees 22 minutes 01 second to the right and run easterly for 225.97 feet to an iron 40 feet North of a paved road; (said point also being on the West right of way of Shelby County Road No 19); thence turn an angle of 51 degrees 19 minutes 25 seconds to the left and run northeasterly for 109.50 feet to a point on the West R.O.W. of Shelby County Road No. 19; thence turn an angle of 16 degrees 08 minutes 08 seconds to the right and run northeasterly for 68.01 feet to a point of the West R.O.W. of said road; thence turn an angle of 26 degrees 03 minutes 17 seconds to the left and run northerly for 53.60 feet to a point on the West R.O.W. of said road; thence turn an angle of 37 degrees 01 minute 29 seconds to the left and run northerly along the West R.O.W. of Shelby County No. 19 for 88.47 feet;; thence turn an angle of 59 degrees 24 minutes 13 seconds to the left and run northwesterly for 125.66 feet back to the point of beginning. Situated in Fractional Section 12, Township 24 North, Range 12 East and Section 7, Township 24 North, Range 13 East. St. Stephens Meridian, Shelby County, Alabama. (as previously recorded in Book 310, Page 166, dated January 27, 1978 in the Probate Records of Shelby County, Alabama.) Begin at the Southwest corner of that certain parcel conveyed to grantees herein by deed from Lester B. Clark and wife, Odie L. Clark, dated January 27, 1978 and recorded in Deed Book 310, Page 166, in the Probate Records of Shelby County, Alabama; thence run South 40 feet, more or less, to the center of an unnamed paved road; thence turn to the left and run in a southeasterly direction along the center line of said paved road to a point where the same intersects the western right of way boundary of Shelby County Highway No. 19; thence turn to the left and run northeasterly along the right of way of Shelby County Highway No. 19 a distance of 40 feet, more or less, to a point which is the Southeast corner of the property previously conveyed to grantees by the aforesaid deed; thence turn to the left and run in a northwesterly and westerly direction along the southern boundary of the property previously conveyed to grantees herein a distance of 340.04 feet, more or less, to a point of beginning. It is the intention to convey to grantees herein a strip of land approximately 40 feet wide which lies South of the property previously conveyed to grantees and North of the center line of an unnamed paved road as described herein. Said property is situated in Section 12, Township 24 North Range 12 East, Shelby County, Alabama. (Rec. Book 033, Page 939)

SIGNED FOR IDENTIFICATION PURPOSES ONLY.

Date: 03-17-15



DAWN B. LUCAS, Grantor

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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Dawn B. Lucas
Mailing Address 1104 Delwood Place
Hoover, AL 35226

Grantee's Name Erika Ivonne Villa
Mailing Address 55 Lucas Lane
Montevallo, AL 35115

Property Address 55 Lucas Lane
Montevallo, AL 35115

Date: March 17, 2015
Total Purchase Price \$ 25,000.00
Or
Actual Value \$ _____
Or
Assessor 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
XX 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).

Sign Dawn B. Lucas, Grantor



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Shelby Cnty. Judge of Probate AI

Shelby City, Judge of Probate, AL
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