

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Willie E. Lutz, Jr.  
1692 Landview Road  
Montevallo, AL 35115

20150508000152070  
05/08/2015 11:17:35 AM  
DEEDS 1/2

### GENERAL WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Fifty-Nine Thousand Nine Hundred And No/100 Dollars (\$59,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Shane M. Jones, a married man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Willie E. Lutz, Jr. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

From the NE corner of the SE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, go North 88° 39' 40" West along the North line of said 1/4 - 1/4 Section line a distance of 489.00 feet to an iron for a point of beginning; thence continue North 88° 39' 40" West a distance of 167.79 feet to an iron; thence South 18° 05' 16" East a distance of 204.98 feet to an iron on the Northerly right-of-way line of Shelby County Highway #22; thence North 84° 37' 42" East along said right-of-way a distance of 103.75 feet to an iron; thence North 00° 15' 23" East a distance of 181.22 feet to the point of beginning. Lying in the SE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama. Said parcel having a tax identification number of # 26-1-02-0-001-027.005

AND

Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West; thence run West along the South line of said 1/4 - 1/4 for 385.00 feet; thence turn an angle to the right of 90° 42' run North for 875.00 feet to the point of beginning; thence continue along the last described course for 178.95 feet to a point on the south right-of-way of Shelby County Highway #22; thence turn an angle to the left of 82° 34' 01" and run Northwest along the South right-of-way for 105.90 feet; thence turn an angle to the left of 97° 27' 30" and run South for 196.67 feet; thence turn an angle to the left of 92° 10' and run East for 105.00 feet to the point of beginning. Said parcel having a tax identification number of # 26-1-02-0-001-029.001

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

~~No Dollars And No/100 Dollars (\$0.00)~~  
\$59,900.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

The above decribed property does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous thereto.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.


**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on April 28, 2015.

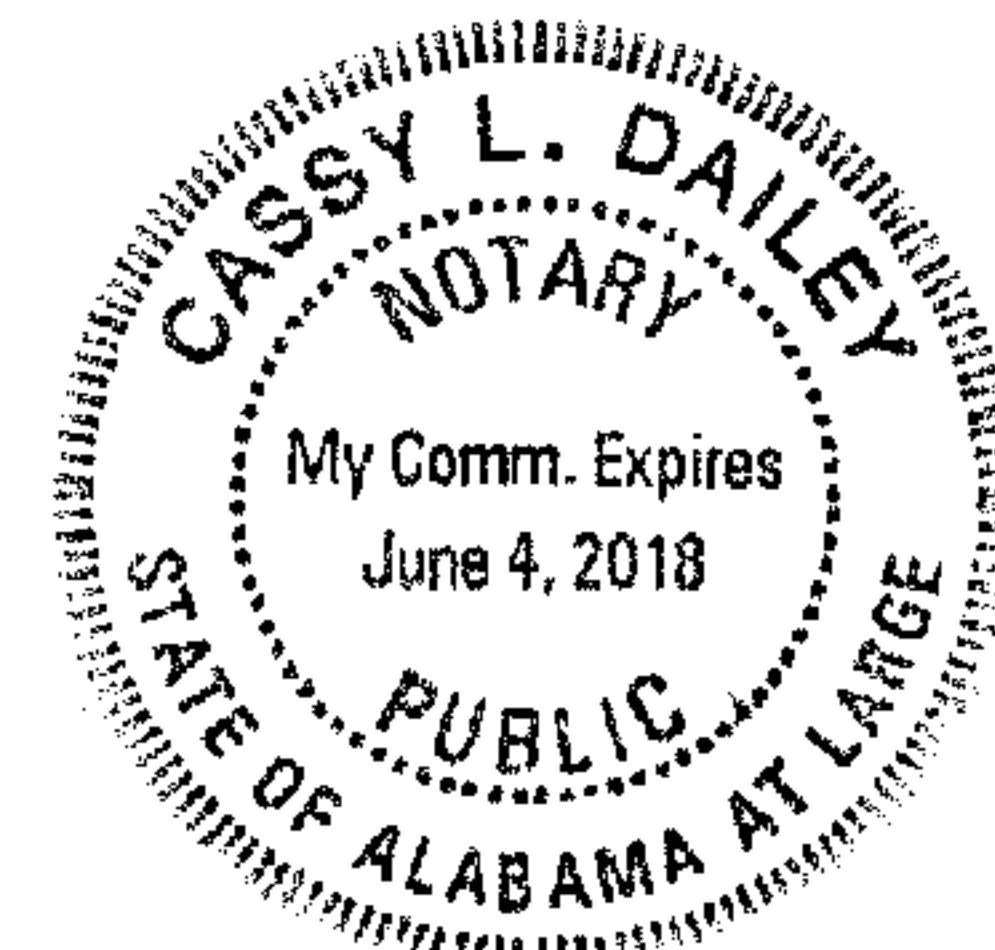
  
Shane M. Jones

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Shane M. Jones, who 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, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 28th day of April, 2015.

  
Notary Public  
Commission Expires



# Real Estate Sales Validation Form

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

Grantor's Name Shane M. Jones  
Mailing Address 200 Salters Path  
Montevallo, Alabama 35124

Grantee's Name Willie E. Lutz, Jr.  
Mailing Address 1692 Landview Road  
Montevallo, AL 35115

Property Address Parcel IDs:  
26-1-02-0-001-027.005 and  
26-1-02-0-001-029.001

Date of Sale 4/28/2015

Total Purchase Price \$ 59,900.00

or

Actual Value \$

or

Assessor's Market Value \$

**20150508000152070 05/08/2015**

**11:17:35 AM DEEDS 2/2**

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

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).

Date 4/28/15



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/08/2015 11:17:35 AM  
\$18.00 CHERRY  
20150508000152070

Print

Sandy F. Johnson

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**