

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Heber Gonzalez and
Dolores Gonzalez
8000 County Road 17
Maylene, AL 35114

STATE OF ALABAMA 20161017000379840
 10/17/2016 11:15:01 AM
COUNTY OF SHELBY **DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Fifty Thousand and no/100 Dollars (\$50,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **JEFFERY B. LUCAS, an unmarried man; DONNIE L. LUCAS, an unmarried man, WAYNE L. LUCAS, an unmarried man, TAMMY L. BICE, a married woman, STACEY R. LUCAS, a married man, ANGIE R. TATE, a married woman, JABIE DANIEL BRUCE LUCAS, an unmarried man** (herein referred to as Grantors) grant, bargain, sell and convey unto **HEBER GONZALEZ and DOLORES GONZALEZ** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A parcel of land located in the SW ¼ of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 4; thence in an Easterly direction along the South line of said Section a distance of 1460.91 feet to the Northwestern right of way line of Shelby County Highway 17; thence 69 deg. 57 min. 07 sec. left, in a Northeasterly direction, along said right of way, a distance of 454.96 feet; thence one deg. 47 min. left, in a Northeasterly direction, a distance of 223.80 feet to the beginning of a curve to the right, said curve having a radius of 612.96 feet; thence along arc of said curve, in a Northeasterly direction, a distance of 108.65 feet to the point of beginning; thence continue along arc of said curve a distance of 108.65 feet; thence 90 deg. 15 min. 39 sec. left, measured from chord of said curve, in a Northwesterly direction, a distance of 343.07 feet; thence 64 deg. 16 min. 35 sec. left, in a Southwesterly direction, a distance of 130.71 feet; thence 117 deg. 03 min. 04 sec. left, in a Southeasterly direction a distance of 399.42 feet to the point of beginning.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).


The Grantors herein are the sole surviving heirs at law of Sidney B. Lucas also known as Sidney Bruce Lucas.

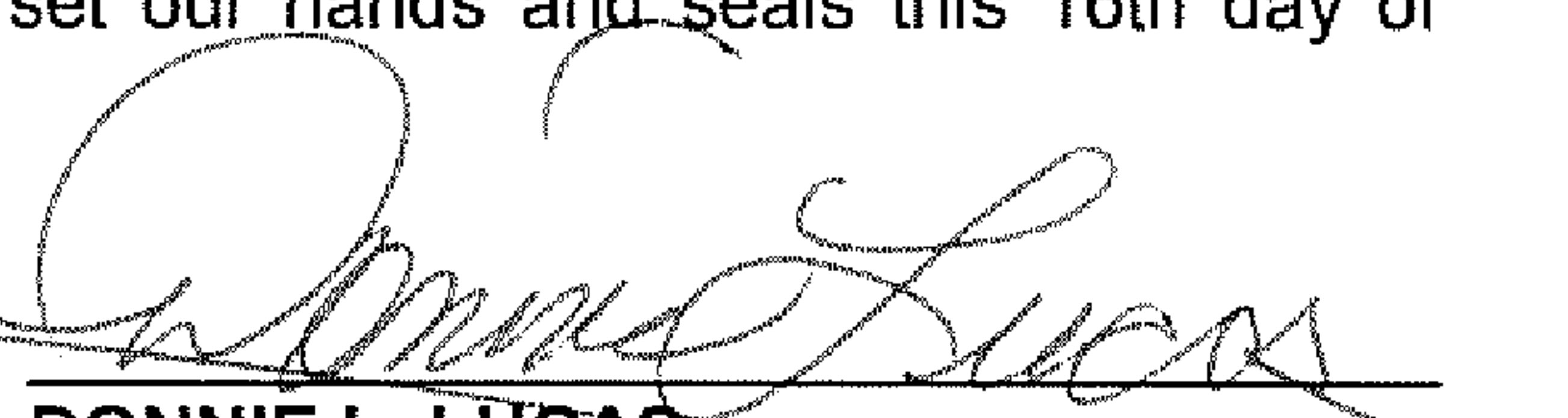
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 created is severed 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 16th day of September, 2016.


JEFFERY B. LUCAS


DONNIE L. LUCAS

Wayne L. Lucas
WAYNE L. LUCAS

Tammy L. Bice
TAMMY L. BICE

Stacey R. Lucas
STACEY R. LUCAS

Angie R. Tate
ANGIE R. TATE

Jabie Lucas
JABIE DANIEL BRUCE LUCAS

STATE OF ALABAMA

COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **JEFFERY B. LUCAS, DONNIE L. LUCAS, WAYNE L. LUCAS, TAMMY L. BICE, STACEY R. LUCAS, ANGIE R. TATE, JABIE DANIEL BRUCE LUCAS**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

[Signature]
Notary Public

My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Heirs of Sidney B. Lucas
Mailing Address

Grantee's Name Heber Gonzalez
Mailing Address Dolores Gonzalez
8000 County Rd 17
Maylene, AL 35114

Property Address 8000 County Rd 17
Maylene, AL 35114

Date of Sale 09/16/2016
Total Purchase Price \$ 50,000.00
Or
Actual Value \$
Or
Assessor's Market Value \$

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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 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/17/2016 11:15:01 AM
\$71.00 CHERRY
20161017000379840

[Signature]