

This Instrument Was Prepared By:
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Send Tax Notice:

190 Hwy 223
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Fifty Two Thousand and 00/100 Dollars (\$52,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Estate of James Ennis Lucas, deceased on or about the 20th day of August, 2006**, by the sole and exclusive heirs at law **Becky Lucas, widow, and Steve Lucas, a married person, and Regina Lucas, a single person**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Petra Martinez and spouse, Rafael Ocampo Arceo**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby**, to wit:


Lot 5 according to the survey of Arceo Family Subdivision, as recorded in Map Book 43 Page 72 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO any and all items or record except that mortgage in favor of Central State Mortgage dated the 1st day of July, 2004 and recorded at Instrument # 20040707000373980 which has been satisfied with proceeds of sale.

Note: This property is not homestead property of the Grantor(s).

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have


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Shelby Cnty Judge of Probate, AL
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Shelby County, AL 12/13/2016
State of Alabama
Deed Tax: \$52.00

a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 9th day of November, 2016.

GRANTORS

Becky Lucas (L.S.)
**Becky Lucas, heir at law of Estate of
James Ennis Lucas, deceased**

Steve Lucas (L.S.)
**Steve Lucas, heir at law of Estate of
James Ennis Lucas, deceased**

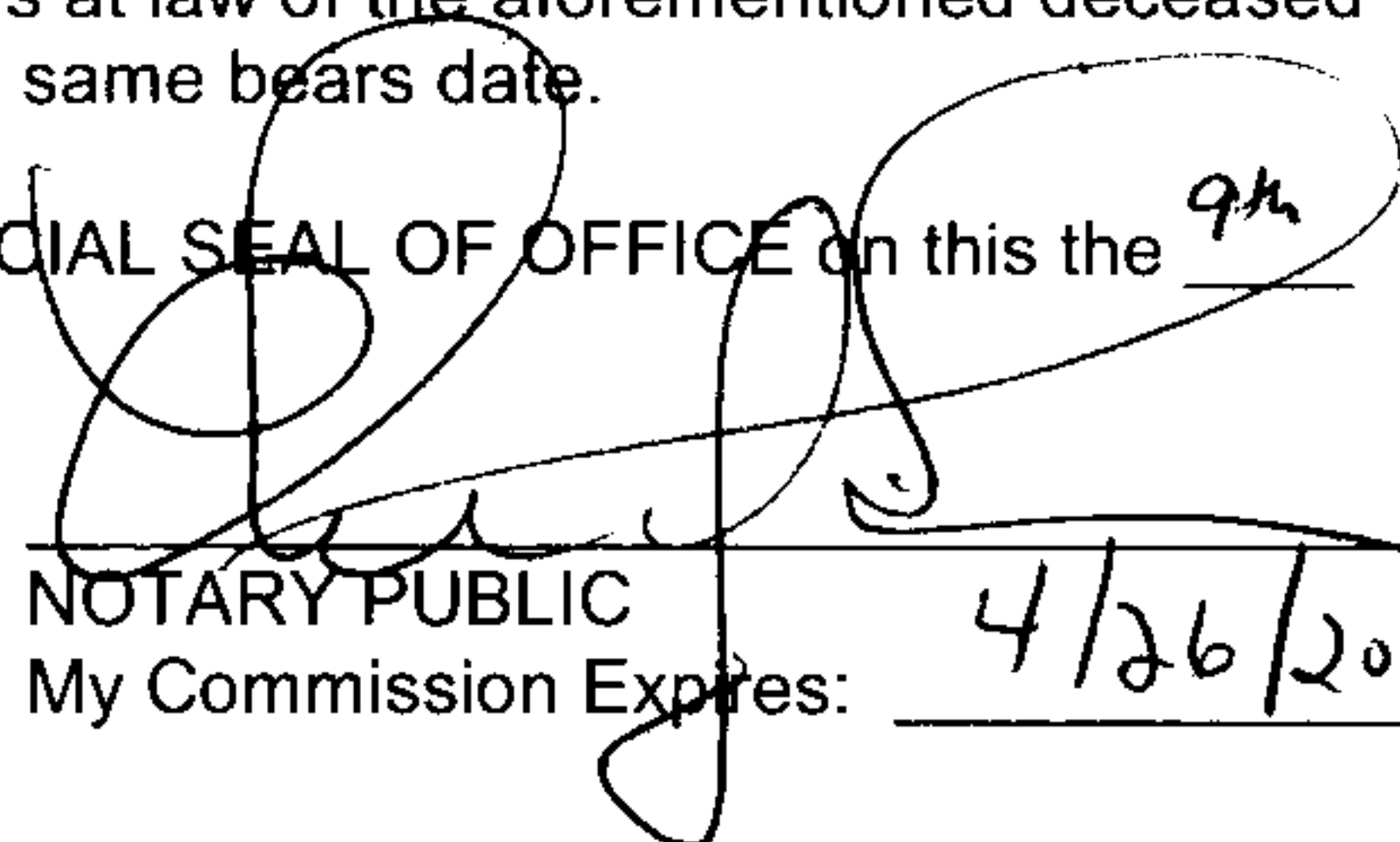
Regina Lucas (L.S.)
**Regina Lucas, heir at law of Estate of
James Ennis Lucas, deceased**


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STATE OF ALABAMA)
)
COUNTY OF SHELBY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that *Becky Lucas, Steve Lucas, and Regina Lucas* are signed to the foregoing Deed, and who are known to me, and each individually executed said instrument individually as heirs at law of the estate of James Ennis Lucas, deceased, and each acknowledged before me on this day that, being informed of the contents of the Deed, they as the sole and exclusive heirs at law of the aforementioned deceased executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9th day of November 2016.


NOTARY PUBLIC
My Commission Expires: 4/26/2020

Real Estate Sales Validation Form

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

Grantor's Name Estate James Ennis Lucas Grantee's Name Petra Martinez
Mailing Address Steve Lucas Mailing Address 190 Hwy 223
4717 Co Rd 55 Montville AL 35715
Clinton AL 35046
Property Address Lot 5 Date of Sale 11/9/16
Total Purchase Price \$ 520.00
or
Actual Value \$
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Sale -

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 12/13/16

Unattested

Print Christopher R. Smithers
Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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(verified by)