

## Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR

**Know all Men by these Presents:** That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to it in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **VALOR COMMUNITIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JASON T. LUCAS AND ASHLEY R. LUCAS, HUSBAND AND WIFE** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 126, ACCORDING TO THE SURVEY OF HERITAGE TRACE PHASE 3,  
AS RECORDED IN MAP BOOK 39, PAGE 17, IN THE OFFICE OF THE  
JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

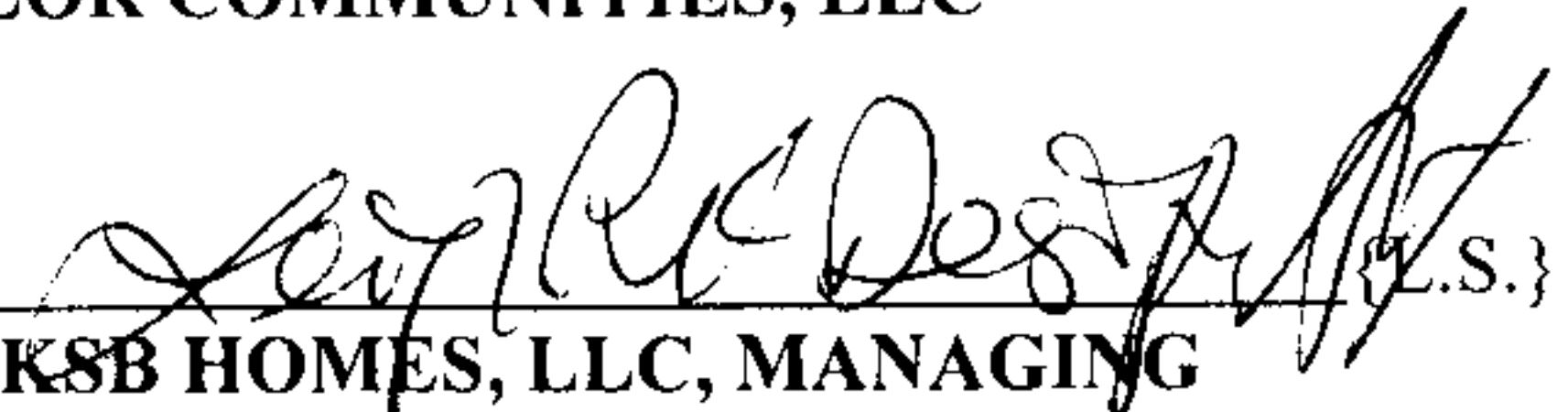
This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of SHELBY County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

**To Have and To Hold** the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set its hand and seal this 28th day of April, 2017.

VALOR COMMUNITIES, LLC

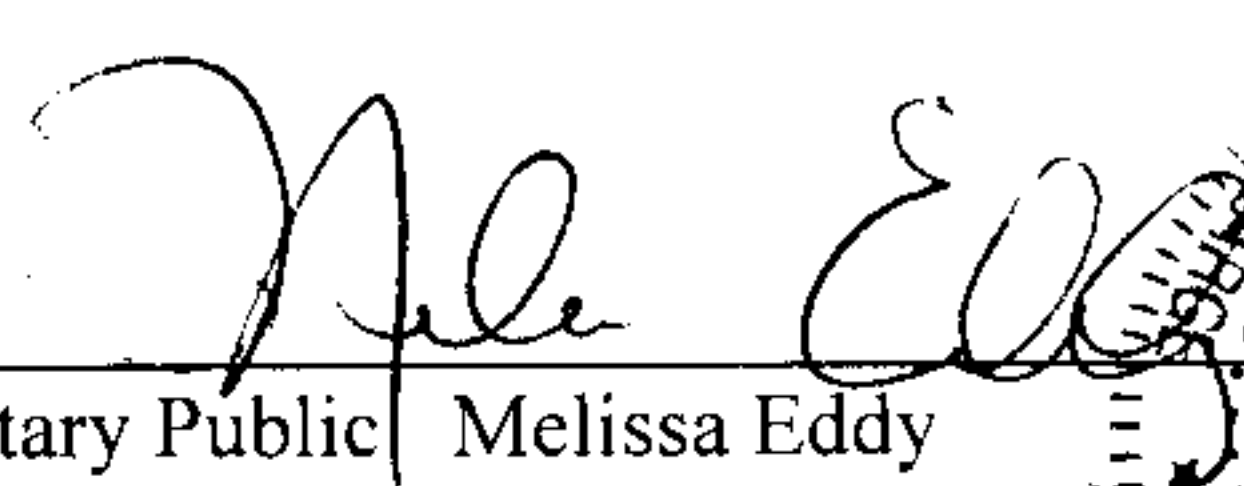
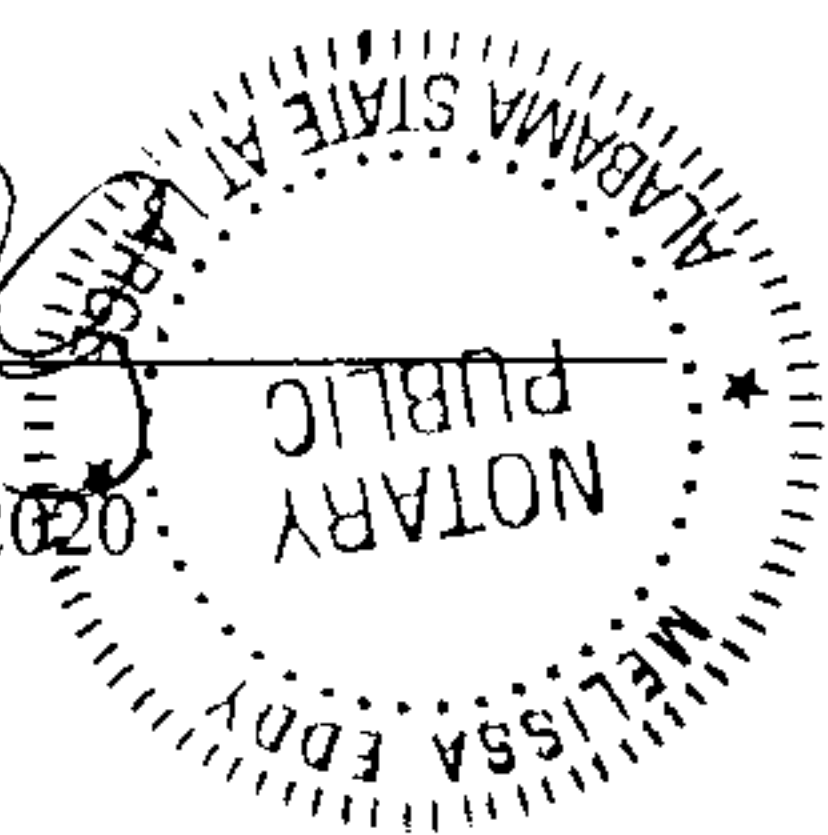
By:  {L.S.}  
KSB HOMES, LLC, MANAGING  
MEMBER, BY LEIGH PENICK, DESIG.  
AGENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, A Notary Public in and for said county and state, hereby certify that LEIGH PENICK, whose name is signed as DESIGNATED AGENT for KSB HOMES, LLC, MANAGING MEMBER of VALOR COMMUNITIES, LLC, AN ALABAMA LIMITED LIABILITY CO, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, HE/SHE executed the same voluntarily as and for the act of said limited liability company on the day the same bears date

This 28th day of April, 2017

  
Notary Public Melissa Eddy  
My commission expires: 06-06-2020  


Grantor's Name and mailing address:  
VALOR COMMUNITIES, LLC

118 WHITESTONE DRIVE  
MCDONOUGH, GA 30253

Grantee's Name and mailing address:  
JASON T. LUCAS  
ASHLEY R. LUCAS  
181 HERITAGE TRACE PARKWAY, MONTEVALLO, AL 35115-8908

Property address:  
181 HERITAGE TRACE PARKWAY, MONTEVALLO, AL 35115-8908

Date of Sale: April 28, 2017  
Total Purchase Price: 273,985.00  
Or  
Actual Value:  
Or  
Assessed Value: .00

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

This property does \_\_\_\_\_ does not \_\_\_\_\_ constitute the homestead of the Grantor or the Grantor's spouse. (Check One)

THIS INSTRUMENT PREPARED BY:

Justin G. South  
Wolfe, Jones, Wolfe, Hancock, Daniel &  
South, LLC

Huntsville, AL 35801  
T: 256-534-2205 F:256-534-0854  
File # S17-0170

  
20170503000152010 2/2 \$292.00  
Shelby Cnty Judge of Probate, AL  
05/03/2017 08:21:40 AM FILED/CERT