

SEND TAX NOTICE TO:  
Thomas Tonnessen, Jr. and Madelyn  
Tonnessen  
122 Harris Lane  
Maylene, Alabama 35114

This instrument was prepared by  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

LIMITED LIABILITY COMPANY FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF ~~Jefferson~~

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventeen Thousand Seventy Five dollars & no cents (\$117,075.00)**  
To the undersigned grantor, **James H. Lucas, Jr. Real Estate IRA, LLC** A limited liability company, (herein referred to as GRANTOR), in hand paid by  
the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto  
**Thomas Tonnessen, Jr., and Madelyn Tonnessen** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following  
described real estate, situated in **Shelby** County, Alabama, to wit:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF  
THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY  
ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16,  
TOWNSHIP 21 SOUTH, RANGE 3 WEST, AND RUN WESTERLY ALONG THE SOUTH SIDE OF THE SAID  
1/4-1/4 FOR 391.97 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 17;  
THEN TURN AN ANGLE OF 92 DEGREES 26 MINUTES 06 SECONDS TO THE RIGHT AND RUN  
NORTHERLY ALONG THE EAST RIGHT OF WAY OF SAID ROAD FOR 103.00 FEET TO A CONCRETE  
RIGHT OF WAY MARKER ON THE EAST RIGHT OF WAY OF SAID ROAD NO. 17, THEN TURN AN ANGLE  
OF 5 DEGREES 13 MINUTES 33 SECONDS TO THE RIGHT AND RUN NORTHERLY ALONG THE EAST  
RIGHT OF WAY OF SAID ROAD NO. 17 FOR 44.00 FEET; THEN TURN AN ANGLE OF 87 DEGREES 50  
MINUTES 11 SECONDS TO THE RIGHT AND RUN EASTERLY FOR 512.76 FEET; THEN TURN AN ANGLE  
OF 81 DEGREES 08 MINUTES 18 SECONDS TO THE RIGHT AND RUN SOUTHERLY FOR 97.56 FEET TO A  
POINT AN THE SOUTH SIDE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3  
WEST; THEN TURN AN ANGLE OF 93 DEGREES 21 MINUTES 52 SECONDS TO THE RIGHT AND RUN  
WESTERLY FOR 134.40 FEET BACK TO THE POINT OF BEGINNING.

ALSO A 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS FROM SHELBY COUNTY HIGHWAY 26,  
THE CENTER LINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 16, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE IN AN EASTERLY DIRECTION ALONG  
THE SOUTH LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 137.22 FEET; THENCE 93 DEGREES 21  
MINUTES 52 SECONDS LEFT, IN A NORTHWESTERLY DIRECTION A DISTANCE OF 97.56 FEET; THENCE  
81 DEGREES 08 MINUTES 18 SECONDS LEFT IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 57.55  
FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTER LINE; THENCE 105 DEGREES 18  
MINUTES 48 SECONDS RIGHT, IN A NORTHEASTERLY DIRECTION, A DISTANCE OF 102.22 FEET;  
THENCE 24 DEGREES 10 MINUTES 30 SECONDS LEFT , ALONG SAID CENTER LINE , IN A  
NORTHWESTERLY DIRECTION , A DISTANCE OF 420.52 FEET TO THE SOUTHERLY RIGHT OF WAY OF  
SAID HIGHWAY 26 AND END OF HEREIN DESCRIBED CENTER LINE.

Subject to: (1) Taxes for the year 2018 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants  
and conditions of record, if any (3) Mineral and mining rights, if any.

\$114,954.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by  
an accurate and complete survey of the land.

CORPORATION FORM WARRANTY DEED,  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

TO HAVE AND TO HOLD Unto 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 hereby 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless 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 same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this March 19, 2018.

ATTEST:

James H. Lucas, Jr. Real Estate IRA, LLC

By: James H. Lucas, Jr. Member/Manager  
James H. Lucas, Jr., Its: Member

STATE OF Alabama  
COUNTY OF Jefferson

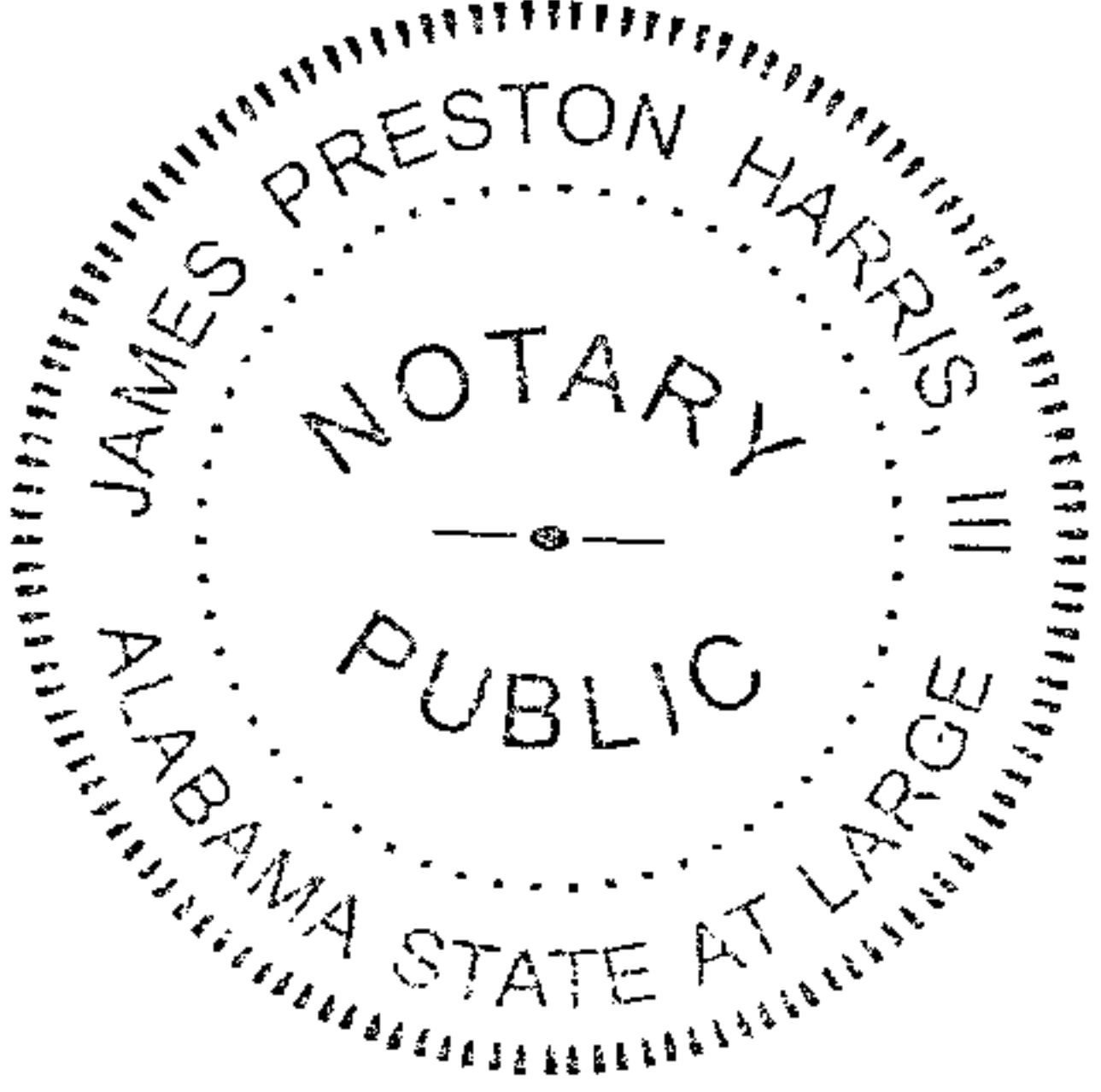
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James H. Lucas, Jr.** whose name as **Member**, of **James H. Lucas, Jr. Real Estate IRA, LLC**, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 19th day of March, 2018.

Jan Preston Harris, III  
Notary Public.

My Commission Expires: 3/1/2028 ✓

(Seal)



Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name James H. Lucas, Jr. Real Estate IRA, LLC

Grantee's Name Thomas Tonnessen, Jr. and Madelyn Tonnessen

Mailing Address P. O Box 1383  
Alabaster, Alabama 35007

Mailing Address 122 Harris Lane  
Maylene, Alabama 35114

Property Address 122 Harris Lane, Maylene, Alabama 35114

Date of Sale 03/19/2018

Total Purchase Price \$117,075.00

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 \_\_\_\_\_

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 March 19, 2018

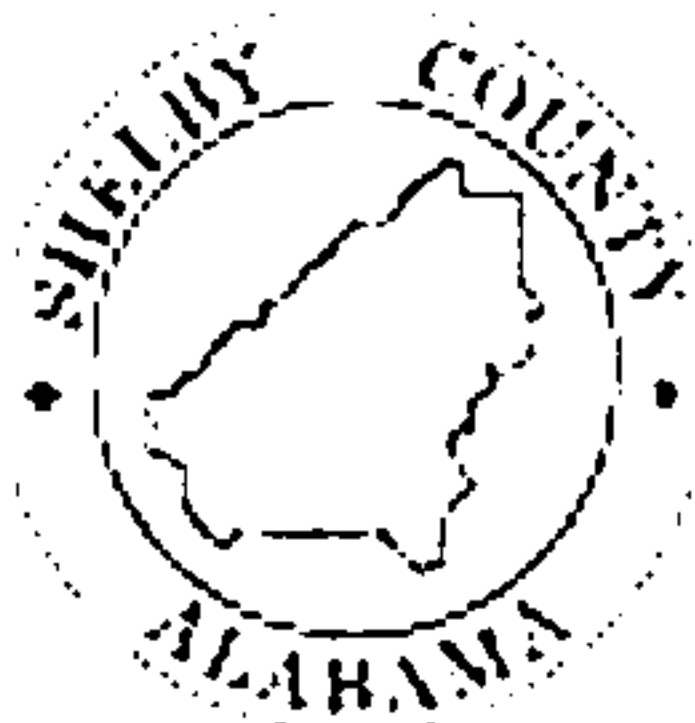
Print James H. Lucas, Jr. Real Estate IRA, LLC

Unattested

JP

(verified by)

Sign James H. Lucas, Jr. Member/Manager  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/22/2018 07:55:46 AM  
\$23.50 CHERRY  
20180322000094110

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