

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Janice Lucas
(Address) 120 Gable Lane
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, Thomas Lucas and wife, Janice Lucas, individually and as Personal Representative of the Estate of Joseph W. Stephens, deceased, Shelby County, Alabama Probate Court Case No. PR-2012-000294, and Adam Stephens, an unmarried man,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Janice Lucas, and husband, Thomas Lucas

(herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit "A" for legal description

None of the herein conveyed property constitutes any of the homestead property of any of the grantors.

This Deed prepared without benefit of title abstract or examination at grantees and grantors request.

This Deed prepared without benefit of survey at grantees and grantors request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

Subject to mineral and mining rights, if any.

Joseph W. Stephens was the sole surviving grantee of that certain deed from Willie Steve Smitherman and wife, Glennice Faye Smitherman to Joseph W. Stephens and Lulla Mae Stephens, executed the 18th day of October, 1982 and recorded in Book 343, Page 159 in the Office of the Probate Judge of Shelby County, Alabama, on the 19th day of October, 1982, Lulla Mae Stephens having died on the 13th day of April, 2007 and Joseph W. Stephens having died on the 27th day of October, 2011.

This deed prepared pursuant to the Last Will and Testament of Joseph W. Stephens.

TO HAVE AND TO HOLD, To the said **GRANTEES**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 27th day of May, 2016.

WITNESS

Janice Lucas (Seal)
Janice Lucas, Individually and as Personal
Representative of the Estate of Joseph W. Stephens,
deceased, Shelby County, Alabama,
Probate Court Case No. PR-2012-000294

Adam Stephens (Seal)
Adam Stephens

Thomas Lucas (Seal)
Thomas Lucas

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Janice Stephens, Individually and as Personal Representative of the Estate of Joseph W. Stephens, deceased, Shelby County, Alabama, Probate Court Case No. PR-2012-000294, whose name is signed to the foregoing conveyance, and who is known to me,



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Shelby Cnty Judge of Probate, AL
04/19/2019 03:21:34 PM FILED/CERT

acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 27th day of May, 2016.

Laurie A. Walden
Notary Public

Laurie A. Walden
My Commission Expires:
My Commission Expires July 8, 2017

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Adam Stephens, an unmarried man whose 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 the same bears date.

Given under my hand and official seal this 27th day of May, 2016.

Laurie A. Walden
Notary Public

Laurie A. Walden
My Commission Expires:
July 8, 2017
My Commission Expires:

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Thomas Lucas, a married man whose 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 the same bears date.

Given under my hand and official seal this 27th day of May, 2016.

Laurie A. Walden
Notary Public

Laurie A. Walden
My Commission Expires:
July 8, 2017
My Commission Expires:




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Exhibit "A"

A parcel of land consisting of 10 acres, more or less, being a part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 22, Range 4 West, more fully described by commencing at the NE corner of said forty (NW $\frac{1}{4}$ of NE $\frac{1}{4}$) for the point of beginning; run West and along North line of forty a distance of 385 feet to a point on the 40 line; run thence South and parallel with East line of forty a distance of 1108 feet to a point at center of right of way; thence run East and parallel to North 40 line a distance of 384.6 feet to a point on East 40 line; run thence North and along 40 line a distance of 1108 and/or to the NE corner and the point of beginning.

The Grantors also convey hereby an easement of a uniform width of 30 feet lying West of and adjacent to the West line of the above described property, to provide ingress and egress to an existing public road.

The Grantors also reserve an easement of a uniform width of 30 feet lying East of and adjacent to the West line of the above described property to provide ingress and egress to an existing public road, so that the grantors and grantees and their successors in title may use and enjoy said non-exclusive easement totaling in width 60 feet.


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Real Estate Sales Validation Form

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

Grantor's Name Thomas Lucas and Janice Lucas Grantee's Name Janice Lucas & Thomas Lucas
Mailing Address 120 Gable Lane Mailing Address 120 Gable Lane
Montevallo, AL Montevallo, AL
35115 35115

Property Address no address
assigned

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 46,840.00

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

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 Thomas Lucas

Sign Thomas Lucas

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

