

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.

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, 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.


20190419000130530 1/4 \$29.00
Shelby Cnty Judge of Probate, AL
04/19/2019 03:21:36 PM FILED/CERT

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

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

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



20190419000130530 2/4 \$29.00
Shelby Cnty Judge of Probate. AL
04/19/2019 03:21:36 PM FILED/CERT

Exhibit "A"

the following described real estate, to-wit:
That part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 22, Range 4
west. Beginning at a concrete post on the north right of way of the
Montevallo and Boothton highway and run Northerly 225 feet to the old
Columbiana and Tuscaloosa road, thence Southwesterly 150 feet, thence
Southerly 125 feet to the north right of way of the Montevallo and
Boothton highway, thence Easterly along the north line of said Montevallo
and Boothton Highway 150 feet, which is the point of beginning.



20190419000130530 3/4 \$29.00
Shelby Cnty Judge of Probate, AL
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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 wife, Janice Lucas Grantee's Name Janice Lucas and Thomas Lucas
Mailing Address 120 Gable Lane Mailing Address 120 Gable Lane
Montevallo, AL Montevallo, AL
35115 35115

Property Address 120 Gable Ln
Montevallo

Date of Sale May 27, 2016
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 450,630.00



20190419000130530 4/4 \$29.00
Shelby Cnty Judge of Probate, AL
04/19/2019 03:21:36 PM FILED/CERT

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 Thomas Lucas

Unattested

Sign Thomas Lucas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1