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DEEDS 1/6

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Angela Edmondson & Becky Lucas
(Address) 2433 Highway 71
Shelby, AL 35143

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Angela Edmondson, a married woman, Becky Lucas, an unmarried woman, and Bobby Frank Lucas, a/an ^{single/}~~widowed~~ man**, being the sole heirs and next-of-kin of **Margaret C. Posten, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Angela Edmonson and Becky Lucas (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot No. 84 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph M. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the north right of way line of Strowd Avenue and the west right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Fallon Avenue for 100.00 feet to the point of beginning; thence 90 deg. 00 min. left and run northwesterly for 95.12 feet; thence 62 deg. 42 min. 54 sec. right and run northwesterly for 77.92 feet; thence 117 deg. 17 min. 06 sec. right and run southeasterly for 130.84 feet to a point on the west right of way line of Fallon Avenue; thence 90 deg. 00 min. right and run southwesterly along said right of way line of Fallon Avenue for 69.25 feet to the point of beginning.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HERewith.

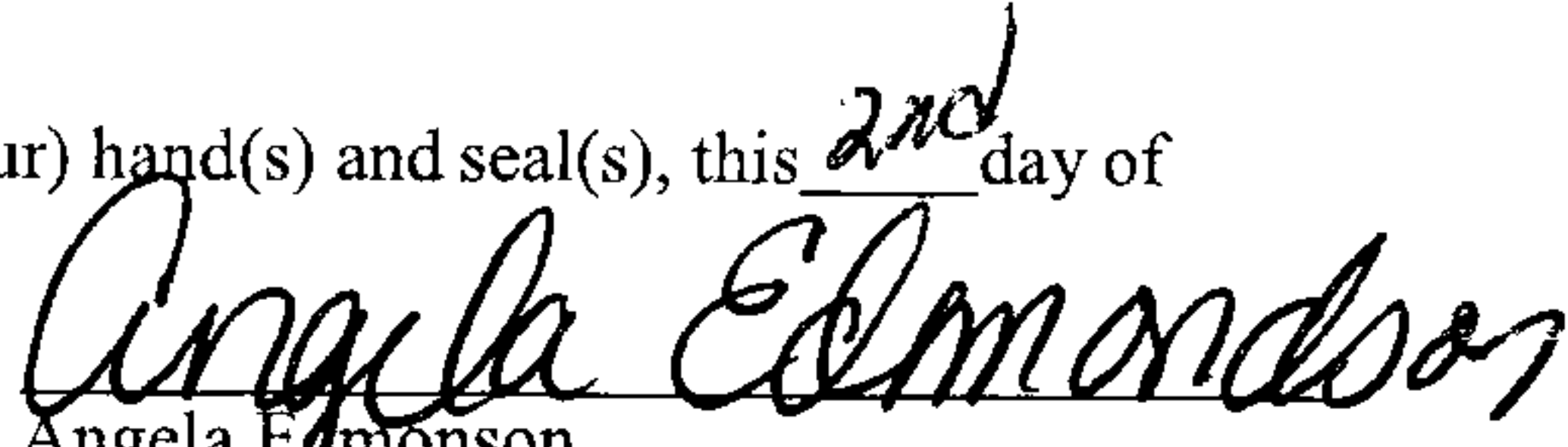
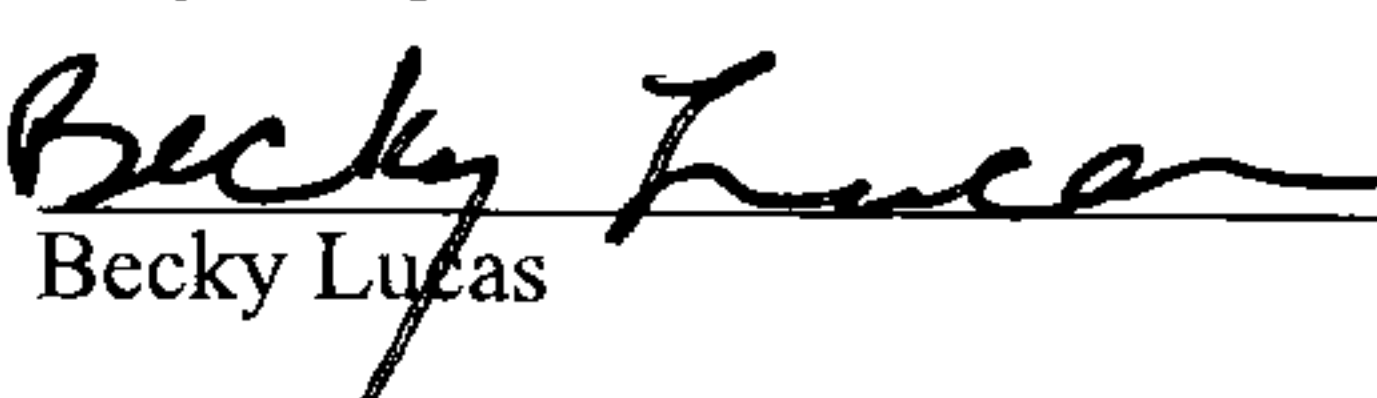
REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HERewith.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns 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 a 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 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 2nd day of May, 2019.


Angela Edmondson

Becky Lucas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Angela Edmonson and Becky Lucas**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they

executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2019.

Notary Public

My commission expires: 12-13-21

My Commission Expires
December 13, 2021

Bobby Frank Lucas
Bobby Frank Lucas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bobby Frank Lucas**, 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 2nd day of May, 2019.

Notary Public

My commission expires: 12-13-21

My Commission Expires
December 13, 2021

STATE OF ALABAMA

COUNTY OF SHELBY

HEIRSHIP AFFIDAVIT

COME NOW, Angela Edmonson, Becky Lucas, and Bobby Frank Lucas, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
2. On January 25, 1966, Johnnie M. Posten and Margaret C. Posten, pursuant to instrument recorded at Deed Book 240, Page 722, in the Office of the Judge of Probate of Shelby County, Alabama received a conveyance of certain real estate situated in Shelby County, Alabama. Said deed is a joint tenant with right of survivorship language.

The above referenced real estate is hereinafter described, as follows:

Lot No. 84 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph M. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the north right of way line of Strowd Avenue and the west right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northeasterly along said right of way line of Fallon Avenue for 100.00 feet to the point of beginning; thence 90 deg. 00 min. left and run northwesterly for 95.12 feet; thence 62 deg. 42 min. 54 sec. right and run northwesterly for 77.92 feet; thence 117 deg. 17 min. 06 sec. right and run southeasterly for 130.84 feet to a point on the west right of way line of Fallon Avenue; thence 90 deg. 00 min. right and run southwesterly along said right of way line of Fallon Avenue for 69.25 feet to the point of beginning.

3. Johnnie M. Posten having died on or about February 26th, 1982. Margaret C. Posten having died on or about February 16, 2004 intestate, and her estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Johnnie M. Posten and Margaret C. Posten had one natural child by the name of Linda Lucas, who died on or about May 13, 2018 intestate, and her estate was never submitted to probate, and no such probate proceedings are anticipated. Linda was married at the time of her death to Bobby Frank Lucas. Linda Lucas has two natural children, Angela Edmonson and Becky Lucas.
5. Upon the date of the decease of Margaret C. Posten, she left the following heirs and next-of-kin to survive her:

Linda Lucas – deceased on or about May 13, 2018
2433 Highway 71
Shelby, AL 35143

Bobby Frank Lucas
386 CC Rd 102
Montevallo, AL 35115

Angela Edmonson
Surviving Granddaughter
2433 Highway 71
Shelby, AL 35143

Becky Lucas
Surviving Granddaughter
1314 7th Street SW
Alabaster, AL 35007

6. All of the above designated survivors, who are the only heirs and next of kin of Margaret C. Posten, are over the age of nineteen (19) years, and of sound mind. Furthermore, Margaret C. Posten left to survive her no other natural children, adopted children, or survivors thereof.
7. All debts and charges against the estate of Margaret Posten have heretofore been paid and satisfied.

Angela Edmonson
Angela Edmonson

Becky Lucas
Becky Lucas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Angela Edmonson and Becky Lucas, whose names are signed to the foregoing **Heirship Affidavit**, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2019.

[Signature]
Notary Public
My commission expires: 12-13-21

Becky Lucas
Becky Lucas

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobby Frank Lucas, whose name is signed to the foregoing **Heirship Affidavit**, 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 2nd day of May, 2019.

[Signature]
Notary Public
My commission expires: 12-13-21

EXHIBIT B
DISINTERESTED PARTY AFFIDAVITS

COME NOW, Melinda Rutledge and Amy Walker Pope, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

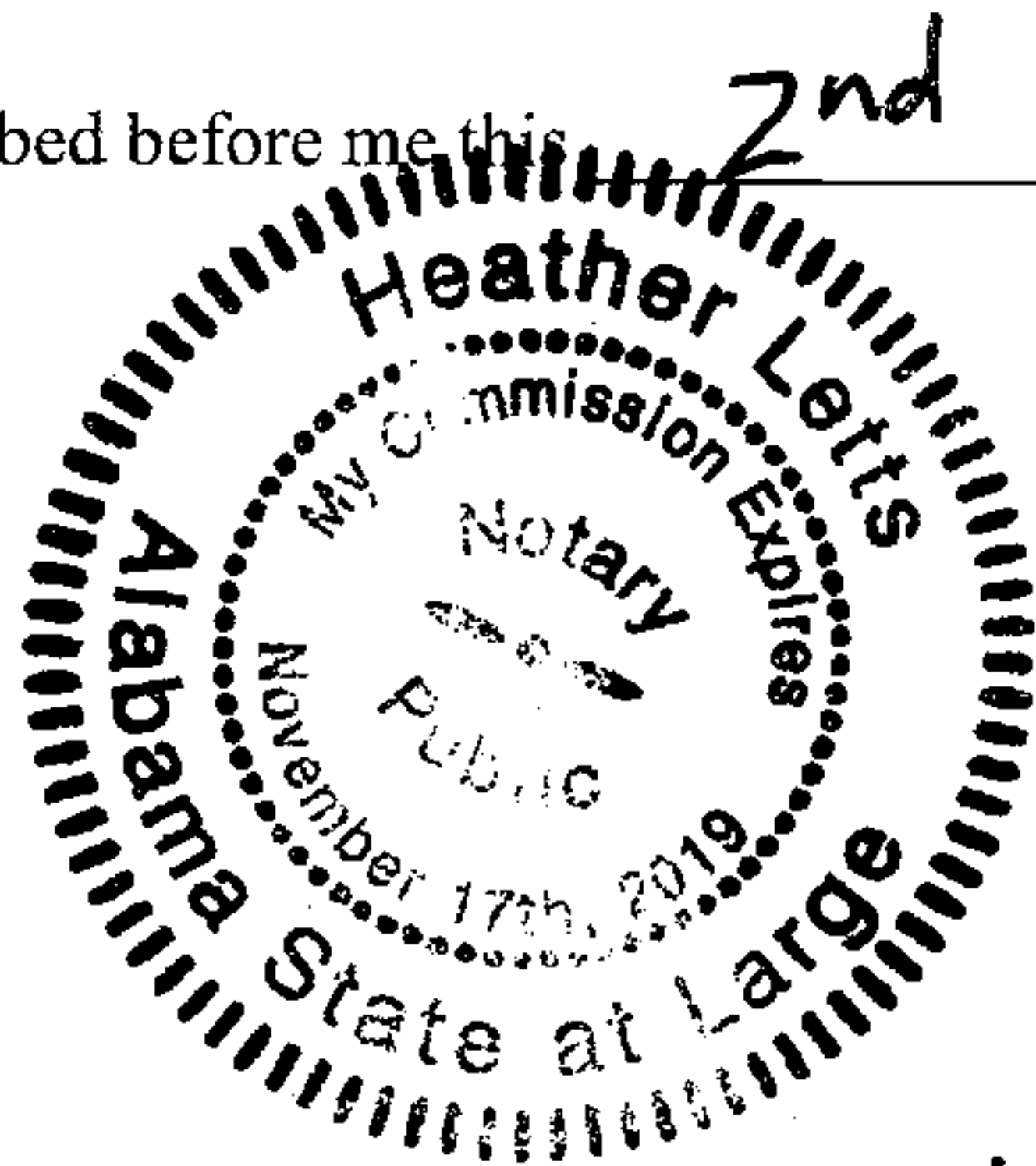
1. Affiant, Melinda Rutledge, hereby acknowledges and confirms that he/she has personal knowledge of the facts state herein, is over the age of _____ years, competent to execute this Affidavit, and his/her current address is 2118 Darlington St., Hoover, AL 35226, Said Affiant further states that he/she has no pecuniary or other interest in the estate of Margaret C. Posten.
2. Affiant, Amy Walker Pope, hereby acknowledges and confirms that he/she has personal knowledge of the facts state herein, is over the age of 41 years, competent to execute this Affidavit, and his/her current address is 1000 Birchall Lane, Apt. 105, Hoover, AL 35226, Said Affiant further states that he/she has no pecuniary or other interest in the estate of Margaret C. Posten.
3. Said Affiants hereby state that they are personally familiar with the family history of Margaret C. Posten, and hereby acknowledge and confirm that Johnnie M. Posten died on February 26, 1982. Margaret C. Posten, (the Decedent herein) died seized of certain real estate situated in Shelby County, Alabama, as reflected by Warranty Deed recording in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 240, Page 722.
4. Said decedent was survived by her daughter, Linda Lucas and husband, Bobby Frank Lucas, and two granddaughters Angela Edmonson and Becky Lucas. Linda Lucas, having since died on or about May 13, 2018. All of said heirs of Margaret C. Posten are well over the age of nineteen (19) years, and are, to the knowledge of the Affiants, of sound mind.
5. Affiants are not aware of any persons or entities who have claim to the real property of which Margaret C. Posten died seized, other than their children hereinabove named.

FURTHERMORE, the Affiants saith naught.

Melinda Rutledge
Melinda Rutledge, Affiant

STATE OF ALABAMA
COUNTY OF SHELBY

Sworn to and subscribed before me this



day of May, 2019.

Heather Letts

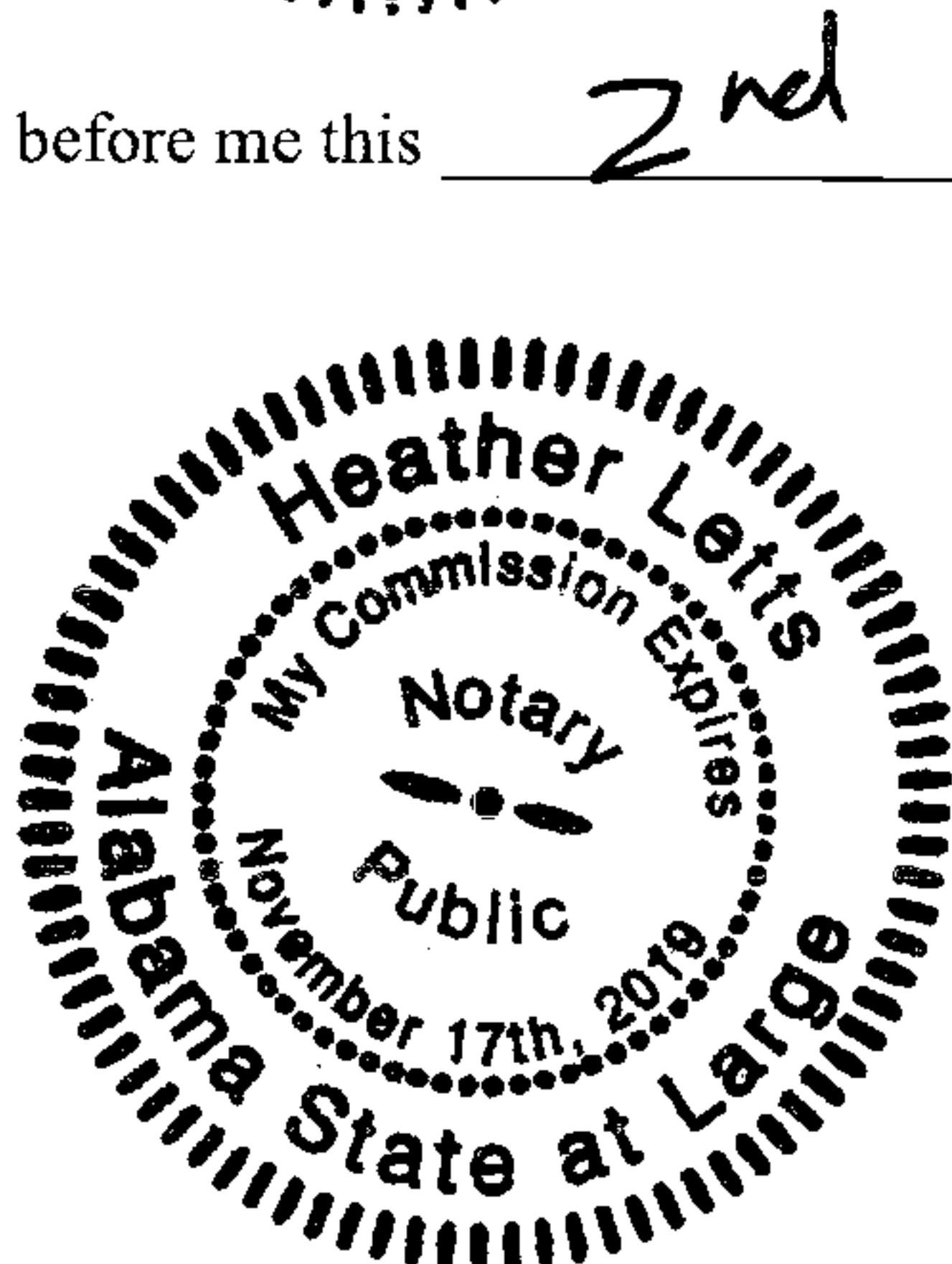
Notary Public

My Commission Expires: 11-17-19

Amy Walker Pope
Amy Walker Pope, Affiant

STATE OF ALABAMA
COUNTY OF SHELBY

Sworn to and subscribed before me this



day of May, 2019.

Heather Letts

Notary Public

My Commission Expires: 11-17-19

Real Estate Sales Validation Form

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

Grantor's Name The heirs of Margaret Posten
Mailing Address 2433 Highway 71
Shelby, AL 35143

Grantee's Name Angela Edmonson & Becky Lucas
Mailing Address 2433 Highway 71
Shelby, AL 35143

Property Address 1052 6th Street SW
Alabaster, AL 35007

Date of Sale 05/02/2019

Total Purchase Price \$ _____

or

Actual Value \$ _____

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Assessor's Market Value \$ 41,600.00

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

☐ Appraisal

☐ Sales Contract

☒ Other tax bill

☐ 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 5-2-2019

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2019 03:08:05 PM
\$74.00 CHERRY
20190503000149540

Allen S. Boyd

Print Form

Form RT-1