

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH

Upon recording, return to:
William Joseph Lucas
Angela Bass Carden

STATE OF ALABAMA)

COUNTY OF SHELBY)



20190715000251160 1/3 \$58.00
Shelby Cnty Judge of Probate, AL
07/15/2019 01:20:56 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of FIVE HUNDRED DOLLARS (\$500.00) and other good and valuable consideration, paid in hand to **DENISE PATE**, an unmarried woman, (herein, called the "Grantor"), by **WILLIAM JOSEPH LUCAS and ANGELA BASS CARDEN**, the receipt and sufficiency of which is hereby acknowledged.

WHEREAS, DENISE PATE, an unmarried woman, does grant, bargain, sell and convey unto **WILLIAM JOSEPH LUCAS and ANGELA BASS CARDEN**, (herein referred to as grantees) in equal shares, as Tenants in Common, the following described real property, together with all improvements thereon, situated in SHELBY County, Alabama (the "Property"), to-wit:

Lots 1 and 7 in Block 67, according to Ed S. Saffara's Map of the Town of Shelby County, Alabama, as recorded in Probate Office of Shelby County, Alabama. in Map Book 3, page 38 and 47.

Parcel No. 29 6 24 0 001 046.000

And the Grantor does for themselves, their heirs, executors, administrators, and assigns covenant with the Grantees, **WILLIAM JOSEPH LUCAS and ANGELA BASS CARDEN**,

heirs, executors, administrators, and assigns (i) that the above-described real property is free and clear from all encumbrances whatsoever created by, from, through or under the Grantor, and (ii) that the Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantees, **WILLIAM JOSEPH LUCAS and ANGELA BASS CARDEN**, heirs, executors, administrators, and assigns, against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD unto the Grantees, **WILLIAM JOSEPH LUCAS and ANGELA BASS CARDEN**, heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents as of the 2 day of May, 2019.

GRANTOR:

Denise Pate
DENISE PATE, GRANTOR

STATE OF ALABAMA)
 :
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **DENISE PATE**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the within instrument, she, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office, this 2 day of May, 2019.
[NOTARIAL SEAL]

Ashton Jones
Notary Public

My Commission Expires December 13, 2022

NOTARY PUBLIC
ASHTON JONES
ALABAMA, STATE AT LARGE
My Commission Expires December 13, 2022

Real Estate Sales Validation Form

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

Grantor's Name Denise Pate
Mailing Address 11 School Rd.
Shelby AL 35143

Grantee's Name Angela Bass Carden + Joseph
Mailing Address 11 School Rd.
Shelby AL 35143

Property Address Same

Date of Sale May 2, 2019
Total Purchase Price \$ 500.00
or
Actual Value \$
or
Assessor's Market Value \$ 36,770

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 5/2/19

Print Angela Carden

Sign Angela Carden

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1