

SEND TAX NOTICE TO:
Jeffery N. and Mary B. Lucas
2636 Oakleaf Circle
Helena, AL 35236

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That JEFFERY N. LUCAS, a married man, hereinafter referred to as "GRANTOR," for and in consideration of the total sum of THREE THOUSAND FIVE HUNDRED FORTY SEVEN DOLLARS & THREE CENTS (\$3,547.03) paid to GRANTOR by JEFFERY N. LUCAS and MARY B. LUCAS, husband and wife, hereinafter jointly referred to as "GRANTEES," the receipt in full and sufficiency whereof is acknowledged, the undersigned, GRANTOR, does grant, bargain, sell and convey unto 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, the following described real property, situated in Shelby County, Alabama, viz:

Parcel # 582805163003035000
Legal Description SUB DUNSTANS L1 B59 MB00 MP001 DIM 350X150 S16 T22S R02W
Inst. No. 20190722000259200 in the Office of the Judge of Probate, Shelby County, Alabama.

More particularly described as Block 59 (Lots 1 thru 7 inclusive, with collective dimensions of 350'x150,' i.e., seven 50'x150' lots) of DUNSTAN'S MAP OF CALERA, locally known as Map Book 00, Page 001, an unrecorded plat available for examination at Calera City Hall, Calera, Alabama; said Block being located in Section 16, Township 22 South, Range 2 West, of the Huntsville Principal Meridian, Shelby County, Alabama.

TO HAVE AND TO HOLD unto 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, together with every contingent remainder and right of reversion.

I do, for myself and my heirs, executors and administrators, covenant with the said GRANTEES and the heirs and assigns or the survivor of them, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same

as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES as hereinabove provided, and the heirs and assigns of said GRANTEES, forever, against the lawful claims of all persons.

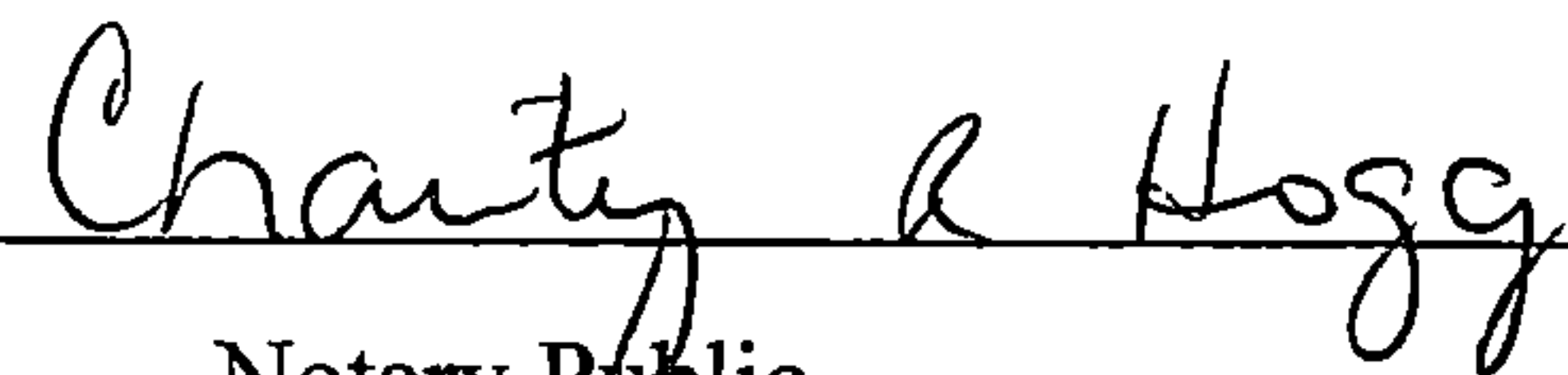
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 11th day of June, 2020.


Grantor
Jeffery N. Lucas

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that JEFFERY N. LUCAS, a married man (the GRANTOR), 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 the 11th day of June, 2020.


Notary Public

My Commission Expires: 3-17-2024

INSTRUMENT WAS PREPARED BY:
Jeffery N. Lucas, Attorney at Law
LUCAS & COMPANY, LLC
Post Office Box 361606
Birmingham, Alabama 35236-1606
Phone: 205-425-5200 • Fax: 205-425-5253


20200611000237740 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
06/11/2020 10:27:56 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jeffery N. Lucas
Mailing Address 2636 Oakleaf Cir.
Helena, AL 35022

Grantee's Name Jeffery N. & Mary B. Lucas
Mailing Address 2636 Oakleaf Cir.
Helena, AL

Property Address Unknown

Date of Sale June 11, 2020

Total Purchase Price \$ 3,547.30

or

Actual Value

Half Value
\$ 1,773.65

or

Assessor's Market Value \$

Shelby County, AL 06/11/2020
State of Alabama
Deed Tax: \$2.00

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 Original Purchase Price
Inst. No. 20190722060259200 07/22/2019

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.

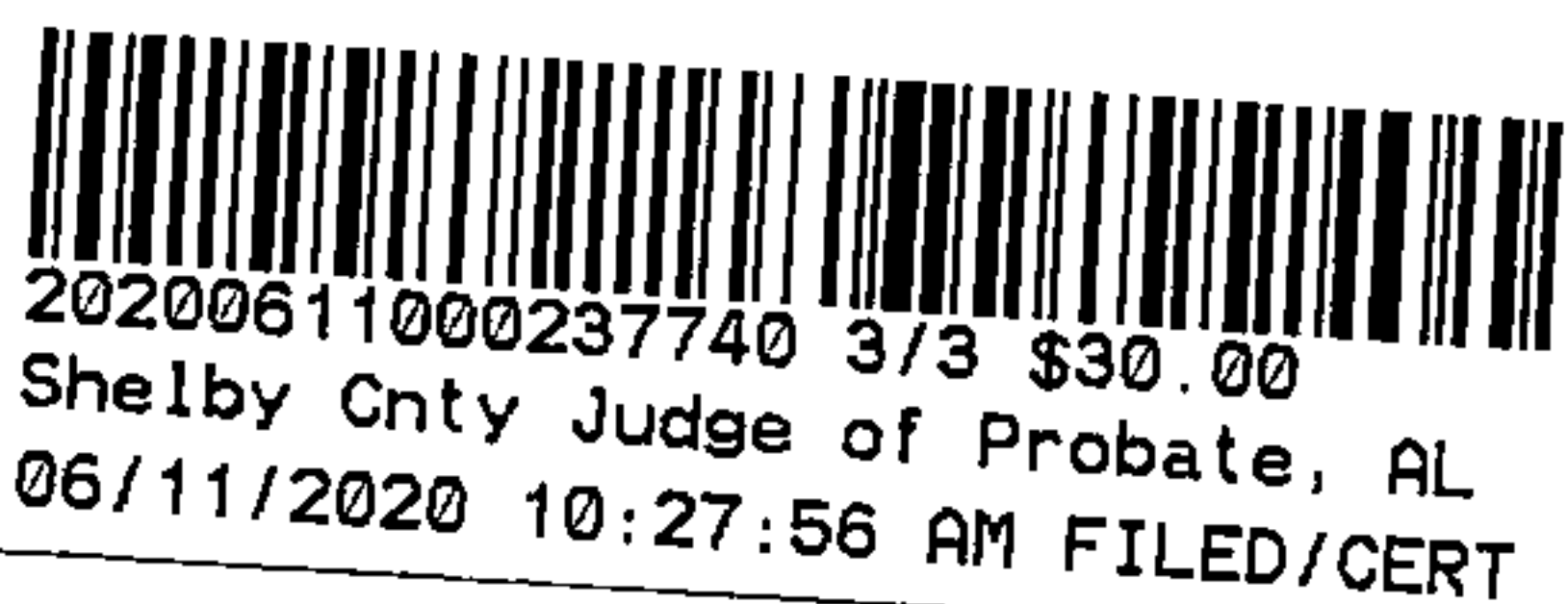
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 6/11/2020

Print Jeffery N. Lucas

Unatte:



Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1