

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
725 West Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Jose Armando Gutierrez-Ramos  
Ericka Loreno Hernandez-Arceo  
49 Rock bay Lane  
Montevallo AL 35115

STATE OF ALABAMA )  
SHELBY COUNTY ) **WARRANTY DEED**

*J.E.*  
*A.S.*  
**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Thirty Thousand Six Hundred and 00/100 Dollars (\$30,600.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Becky Lucas (a single woman)**, **Steve Lucas (a married man)**, and **Regina Lucas (a single woman)**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Jose Armando Gutierrez-Ramos (a married man)** and **Ericka Lorena Hernandez-Arceo (a married woman)**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

**LOT 4, ACCORDING TO THE SURVEY OF ARCEO FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 43, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.**

**Note: This property does not constitute homestead property for Grantors.**

**Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.**

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 9<sup>th</sup> day of September, 2019 at 725 West Street, Montevallo, Alabama 35115.



20200728000313640 1/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
07/28/2020 08:22:49 AM FILED/CERT

GRANTOR

Becky Lucas (L.S.)  
Becky Lucas

STATE OF ALABAMA )  
SHELBY COUNTY ) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Becky Lucas, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9 day of September, 2019.

Shelby County, AL 07/28/2020  
State of Alabama  
Deed Tax: \$31.00

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 04/26/2020

**GRANTOR**

Steve Lucas (L.S.)  
Steve Lucas

STATE OF ALABAMA

**ACKNOWLEDGMENT**

SHELBY COUNTY

I, Chris Puthen, a Notary Public for the State at Large, hereby certify that the above posted name, Steve Lucas, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 9th day of September, 2019.

Chris Puthen  
NOTARY PUBLIC  
My Commission Expires: 04/26/2020

**GRANTOR**

Regina Lucas (L.S.)  
Regina Lucas

STATE OF ALABAMA

**ACKNOWLEDGMENT**

SHELBY COUNTY

I, Hiedi B. Crawford, a Notary Public for the State at Large, hereby certify that the above posted name, Regina Lucas, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 7th day of October, 2019.

Hiedi B. Crawford  
NOTARY PUBLIC  
My Commission Expires: December 27, 2020



20200728000313640 2/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
07/28/2020 08:22:49 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 Steve Lucas  
Mailing Address Rocky Lucas  
Regina Lucas

Grantee's Name Jose Armando Gutierrez Ramos  
Mailing Address Enika Lorena Hernandez Arceo

Property Address 556 Ad 584  
Lot 4 Arceo Semoran  
Family Subdivision

Date of Sale 09/09/15  
Total Purchase Price \$ 20,600

or  
Actual Value \$

or  
Assessor's Market Value \$

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 Closing per previous recorded agreement

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 09/09/15

Unattested

(verified by)

Print Chris Smythner

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Note: Quitclaim Deeds serve to release any and all claims created under Realty Sales Contract recorded on 12/29/2016 and found of Dist. No. 2016-1229000473410 of Office of the Judge of Shelby County Judge of Probate Court.

