

This instrument was prepared by:

John R. Frawley, Jr., Attorney at Law
P. O. Box 101493, Irondale, AL 35210

20210108000013760 1/2 \$514.50
Shelby Cnty Judge of Probate, AL
01/08/2021 12:03:55 PM FILED/CERT

TAX NOTICE TO:
Rebecca Lynn Robinson Lucas
2915 Oak Mountain Trail
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA :

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY :

That in consideration of One Hundred Dollars (\$100.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Andrew Grady Linn, Jr., as Personal Representative of James Leon Lucas, Deceased

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Rebecca Lynn Robinson Lucas, a widow

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE¼ of Section 27, Township 19, Range 2 West, more particularly described as follows: Commence at the NE corner of the NE¼ of the NE¼ of Section 27, Township 19 South, Range 2 West; thence south along the east line of said ¼ - ¼ section, a distance of 453.89 feet; thence 92 degrees 05 minutes 49 seconds right, in a Westerly direction , a distance of 486.50 feet to the Point of Beginning; thence 90 degrees left, in a southerly direction, a distance of 200 feet; thence 90 degrees right, in a westerly direction, a distance of 500 feet; thence 90 degrees right, in a northerly direction, a distance of 400 feet; thence 90 degrees right, in an easterly direction, a distance of 500 feet; thence 90 degrees right, in a southerly direction, a distance of 200 feet to the Point of Beginning, containing 4.6 Acres.

TITLE NOT EXAMINED BY PREPARING ATTORNEY.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts an accurate survey would show.

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 GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 30th day of December, 2020

(Seal)

Andrew Grady Linn, Jr. (Seal)
Andrew Grady Linn, Jr., as Personal Representative of
James Leon Lucas, Deceased

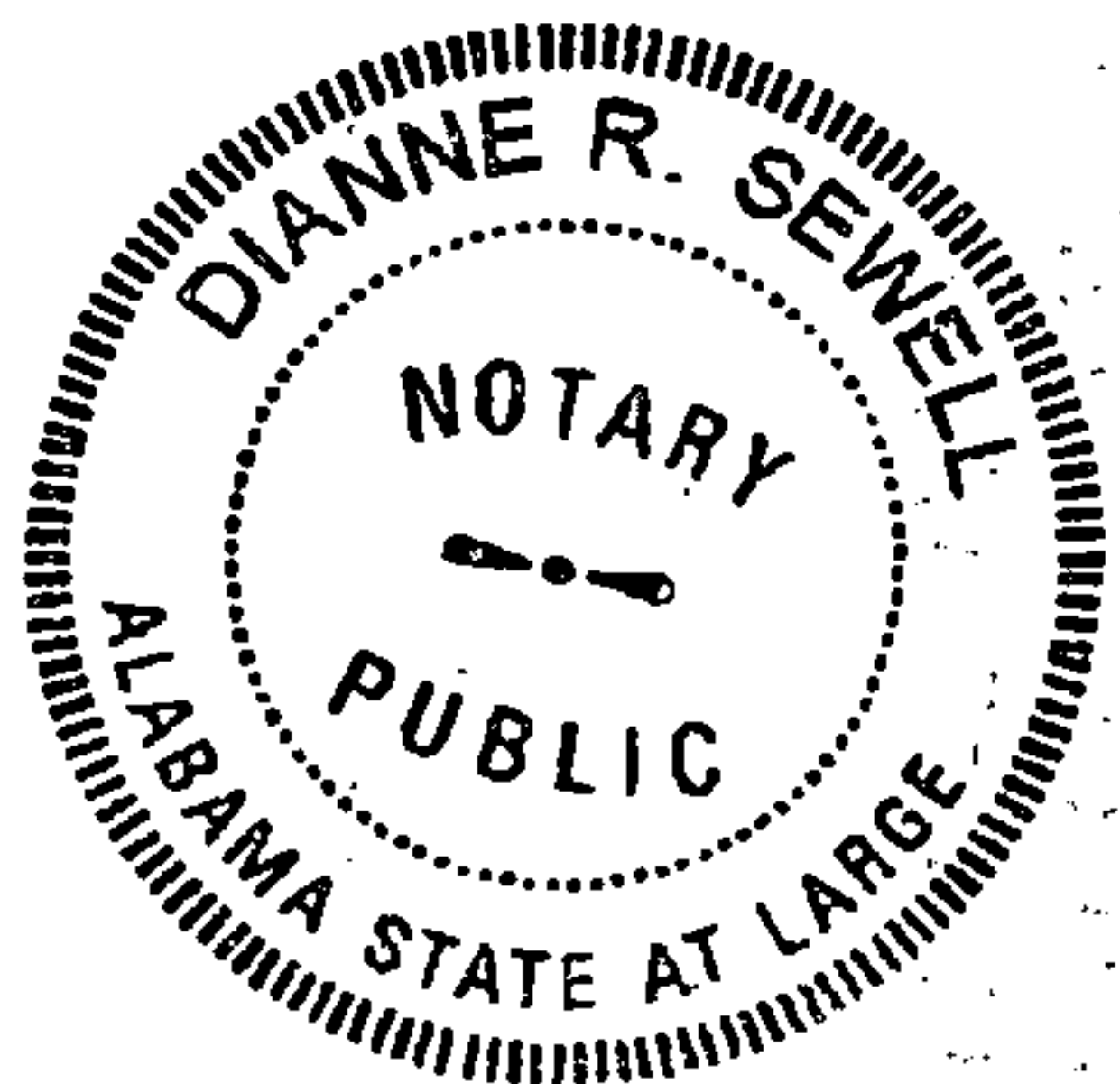
STATE OF ALABAMA :

General Acknowledgment

JEFFERSON COUNTY :

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that Andrew Grady Linn, Jr., as Personal Representative of James Leon Lucas, Deceased, 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 30th day of December, 2020



[Signature]
Notary Public

Shelby County, AL 01/08/2021
State of Alabama
Deed Tax: \$489.50

Real Estate Sales Validation Form

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

Grantor's Name Andrew Grady Linn, Jr., Person Rep of
Mailing Address James Leon Lucas, Deceased
2915 Oak Mountain Trail
Birmingham, AL 35242

Grantee's Name Rebecca Lynn Robinson Lucas
Mailing Address 2915 Oak Mountain Trail
Birmingham, AL 35242

Property Address 2915 Oak Mountain Trail
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 489,240.

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 _____

Print _____

Andrew Grady Linn, Jr.
Andrew Grady Linn, Jr. as Personal Representative of
James Leon Lucas, Deceased

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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