

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Beatriz Arceo Martinez and  
Salvador Amador Reyes  
774 County Rd 89  
Montevallo, AL 35115

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY EIGHT THOUSAND AND 00/100 (\$48,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Steve Lucas, a married man, H Rebecca Lucas, an unmarried woman, and Regina Lucas, an unmarried woman,** as the sole surviving heirs of James Ennis Lucas, the grantee in those certain deeds recorded as instrument numbers 1993-21909 and 1996-09329, said grantee having died on or about August 20, 2006 (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Beatriz Arceo Martinez and Salvador Amador Reyes** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1, according to the Final Plat of Arceo Family Subdivision as recorded in Map Book 43, Page 72 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTOR or GRANTOR'S spouse(s).

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)  
this the 28th day of September, 2021.

X Steve Lucas  
Steve Lucas

X H. Rebecca Lucas  
H Rebecca Lucas

X Regina Lucas  
Regina Lucas

STATE OF ALABAMA  
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Steve Lucas, H Rebecca Lucas, and Regina Lucas**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of September, 2021.

[Signature]  
Notary Public  
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

See attached Exhibit A for Heirship Affidavits.

**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, H Rebecca Lucas, and Regina LucasMailing Address 774 County Rd 89  
Montevallo, AL 35115Property Address 774 County Rd 89  
Montevallo, AL 35115Grantee's Name Beatriz Arceo- Martinez and Salvador Amador- ReyesMailing Address 774 County Rd 89  
Montevallo, AL 35115Date of Sale September 28, 2021Total Purchase Price \$48,000.00

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: \_\_\_\_\_

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 September 28, 2021

Print: Justin Smitherman

☐ Unattested  
 \_\_\_\_\_  
 (verified by)

Sign \_\_\_\_\_  
 (Grantor/Grantee/ Owner/ Agent) circle one

## EXHIBIT A

This instrument prepared by:

Justin Smitherman, Esq.

173 Tucker RD Suite 201

Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

## HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jennifer Curry, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is Jennifer Curry (name), and I live at 3601 7th St E Tuscaloosa AL 35404 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, James Ennis Lucas, from October 1999 until his/her death on August 20, 2006. I was personally well acquainted with the Decedent during his/her lifetime; we were friends (short statement as to how affiant knew decedent).

The Decedent died in Shelby County, Alabama on or about August 20, 2006 and at the time of Decedent's death, Decedent's residence was 3560 HWY 155 Jemison, AL 35085, County of Chilton.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was Becky Henry Lucas AKA H Rebecca Lucas and he/she lives/lived at

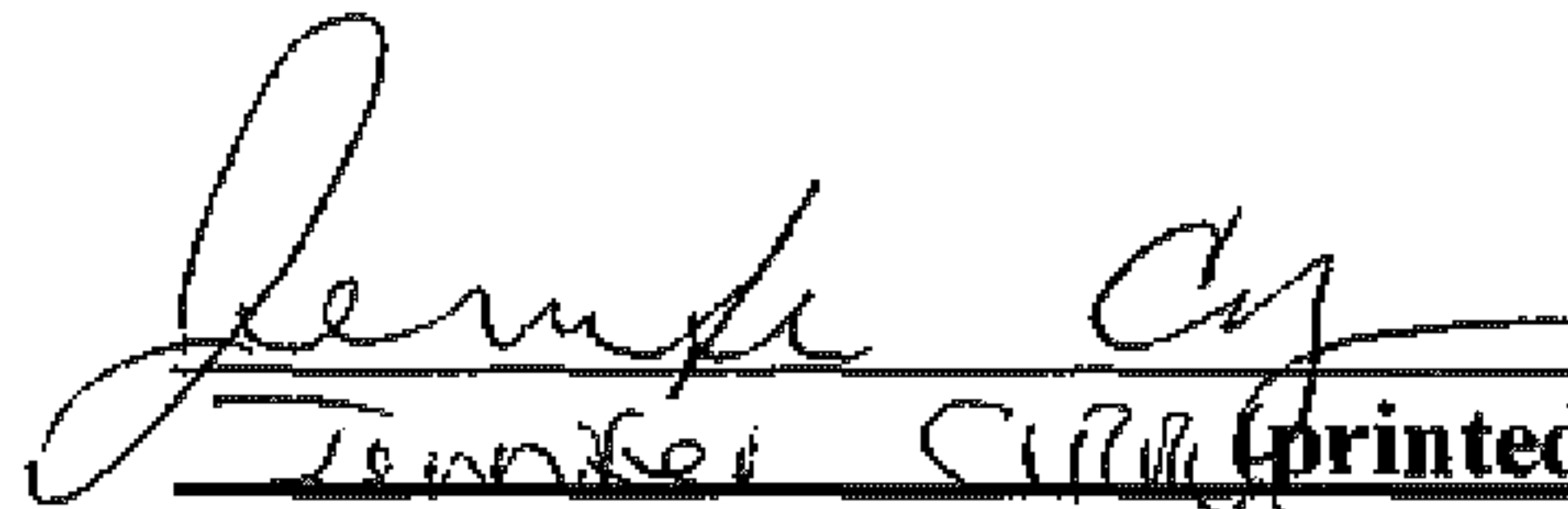
3560 Al Hwy 155 Jemison AL 35085.  
Decedent had the following children:

1. James Lucas AKA Steve Lucas, 55, son, 55 Cd RD 984 Jemison, AL 35085  
(Name, age, relationship to decedent, address)
2. Regina Lucas, 52, daughter 155 Spide Lilly Ln Mable AL 35114  
(Name, age, relationship to decedent, address)
3. \_\_\_\_\_  
(Name, age, relationship to decedent, address)
4. \_\_\_\_\_  
(Name, age, relationship to decedent, address)
5. \_\_\_\_\_  
(Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, H Rebecca Lucas, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of H Rebecca Lucas as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of  
Friend (state relationship to decedent).

Further Affiant saith not.

  
Jennifer Smith (printed name)  
Affiant

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Dennis V. Curry whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28 day of September, 2021.

  
Notary Public

My commission expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025



This instrument prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD Suite 201  
Helena, AL 35080

STATE OF ALABAMA  
COUNTY OF SHELBY

## HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared Steve Secord, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is Steve Secord (name), and I live at 171 Cambridge Circle Montevallo AL 35115 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, James Ennis Lucas, from November 2000 until his/her death on August 20, 2006. I was personally well acquainted with the Decedent during his/her lifetime;  
we were friends (short statement as to how affiant knew decedent).

The Decedent died in Shelby County, Alabama on or about August 20, 2006 and at the time of Decedent's death, Decedent's residence was 3560 HWY 155 Jemison, AL 35085, County of Chilton.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was Becky Henry Lucas AKA H Rebecca Lucas and he/she lives/lived at

3560 AL Hwy 155 Jemison, AL 35085.  
Decedent had the following children:

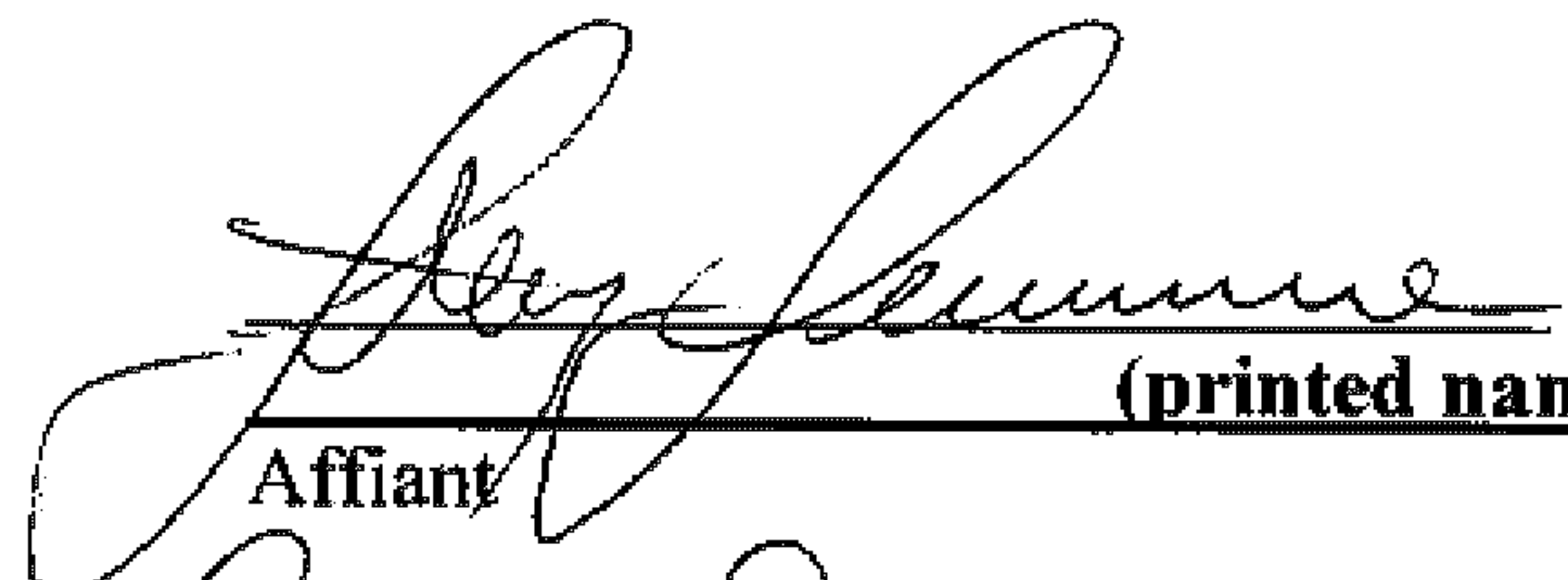
1. James Lucas AKA Steve Lucas, 55, son 1560 17D 984 Jemison, AL 35085  
(Name, age, relationship to decedent, address)
2. Regina Lucas, 52, daughter 155 Spider Lilly LN Maylene, AL 35114  
(Name, age, relationship to decedent, address)
3. \_\_\_\_\_  
(Name, age, relationship to decedent, address)
4. \_\_\_\_\_  
(Name, age, relationship to decedent, address)
5. \_\_\_\_\_  
(Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, H Rebecca Lucas, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of H Rebecca Lucas as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of  
Friend (state relationship to decedent).

Further Affiant saith not.

STATE OF ALABAMA  
COUNTY OF SHELBY

  
(printed name)  
Affiant  
Stacy Serrano

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Stacy Serrano whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28 day of September, 2021.

  
Notary Public

My commission expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/29/2021 11:27:16 AM  
\$89.00 JOANN  
20210929000474900

*Allen S. Bayl*