

Parcel I.D. #: 24-9-30-0-000-015.001

Send Tax Notice To: Samuel W. Franklin
915 Hwy. 52
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20211028000522090 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
10/28/2021 10:30:54 AM FILED/CERT

Know all men by these presents, that in consideration of the sum of Three Thousand Dollars and 00/100 (\$ 3,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Julie Lutz, the widow of Claude Ray Lutz who died intestate on or about 09/17/2021 in Shelby County, Alabama, without an estate being probated**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Samuel Wayne Franklin**, hereinafter known as the GRANTEE;

Commence at a point 70 yard North of the Southwest corner of the NE 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 4 West, and run East 120 feet to the Point of Beginning; Then continue East 210 feet; Then run North 210 feet; Then run West 210 feet; Then run South 210 feet to the Point of Beginning. Containing 1 acre, more or less.

Subject to any and all easements, rights of way and restrictions of record.

The legal description was provided by the GRANTOR and was taken from that certain mortgage recorded in Book 136, Page 418, in the Shelby County, Alabama, Probate Judge's Office. This deed was prepared without the benefit of a title search or survey.

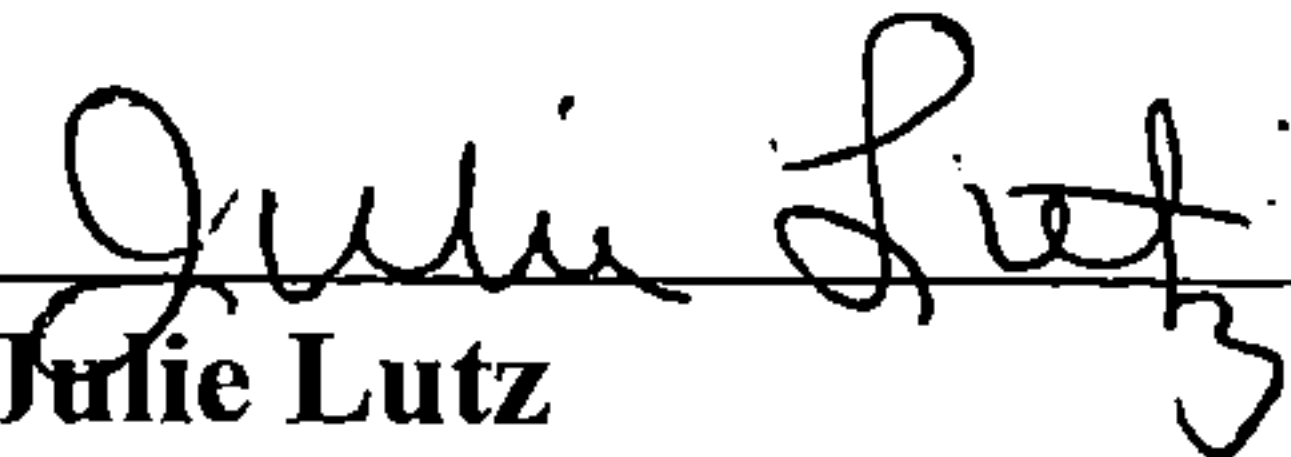
TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the

Shelby County, AL 10/28/2021
State of Alabama
Deed Tax:\$3.00

lawful claims of all person.

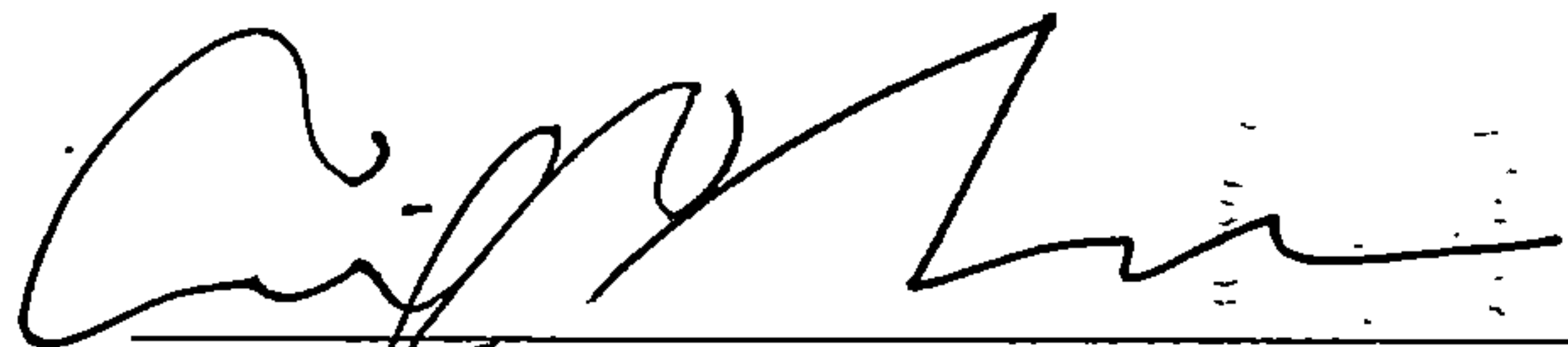
IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
28 Day of Oct., 2021.


Julie Lutz
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Julie Lutz*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 28 Day of
Oct., 2021.


NOTARY PUBLIC
My Commission Expires: 02/28/2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Closing did not occur in the office of the preparer.



20211028000522090 2/4 \$34.00
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ALABAMA

Center for Health Statistics

ALABAMA CERTIFICATE OF DEATH

State
File
Number

101 2021-47170

1. DECEASED LEGAL NAME Claude Ray Lutz						2. DATE AND TIME OF DEATH Sep 17, 2021 1442	
3. ALIAS NAME (IF ANY) None Given						4. DATE AND TIME PRONOUNCED DEAD	
5. COUNTY OF DEATH Shelby		6. CITY, TOWN OR LOCATION OF DEATH AND ZIP CODE Alabaster, 35007			7. PLACE OF DEATH Shelby Baptist Medical Center		
8. SEX Male		9. LAST NAME PRIOR TO FIRST MARRIAGE				10. SERVED IN ARMED FORCES No	
11. AGE 70	UNDER 1 YEAR MONTHS	UNDER 1 DAY DAYS	HRS	MINS	12. DATE OF BIRTH Jul 4, 1951	13. BIRTHPLACE (State or Foreign Country) Alabama	14. SOCIAL SECURITY NUMBER 421-72-0063
15. MARITAL STATUS Married		16. SURVIVING SPOUSE NAME PRIOR TO FIRST MARRIAGE Julie Boothe				17. RESIDENCE STATE Alabama	
18. RESIDENCE COUNTY Shelby		19. CITY, TOWN OR LOCATION AND ZIP CODE Montevallo, 35115			20. STREET ADDRESS 181 Hwy 253		
21. INFORMANT NAME, RELATIONSHIP AND ADDRESS Julie Lutz, Wife, 181 Hwy 253, Montevallo, AL 35115							
22. FATHER/PARENT NAME PRIOR TO FIRST MARRIAGE John Lutz				23. MOTHER/PARENT NAME PRIOR TO FIRST MARRIAGE Gracie Lawley			
24. DISPOSITION OF BODY Cremation		25. CEMETERY OR CREMATORY Charter Crematory			26. LOCATION Calera, Alabama		
27. DATE OF DISPOSITION Sep 20, 2021		28. FUNERAL DIRECTOR OR OTHER AGENT Rachell S Cotton			29. LICENSE NUMBER		30. DATE SIGNED Sep 27, 2021
31. FUNERAL HOME NAME AND ADDRESS Charter Funeral Home and Crematory, 2521 U.S. Highway 31, Calera, AL 35040						32. LICENSE NUMBER	
33. MEDICAL CERTIFICATION: Certifying Physician							
34. NAME Jade Brice Roshell MD					35. LICENSE NUMBER 34258		36. DATE SIGNED Sep 23, 2021
37. ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH 1000 First Street North, Alabaster, Alabama 35007							
38. REGISTRAR Nicole Henderson Rushing						39. DATE FILED Sep 27, 2021	

CAUSE OF DEATH

40. PART I. DISEASES, INJURIES OR COMPLICATIONS THAT CAUSED DEATH							INTERVAL	
IMMEDIATE CAUSE UNDERLYING CAUSE	A. Respiratory Failure DUE TO (OR AS A CONSEQUENCE OF):						Days	
	B. COVID-19 DUE TO (OR AS A CONSEQUENCE OF):						Days	
	C. DUE TO (OR AS A CONSEQUENCE OF):							
	D. DUE TO (OR AS A CONSEQUENCE OF):							
41. PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH								
42. MANNER OF DEATH Natural Causes		43. PREGNANT (IF FEMALE)		44. AUTOPSY No	45. FINDINGS CONSIDERED	46. TOXICOLOGY No	47. FINDINGS CONSIDERED	48. TOBACCO USE CONTRIBUTED TO DEATH No
49. HOW INJURY OCCURRED								
50. DATE AND TIME OF INJURY			51. INJURY AT WORK		52. IF TRANSPORTATION INJURY, SPECIFY			
53. PLACE OF INJURY			54. LOCATION OF INJURY					

ADPH HS E2/REV 01-21

This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2021-432-874-4

September 30, 2021



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Nicole Henderson Rushing
 State Registrar of Vital Statistics

Real Estate Sales Validation Form

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

Grantor's Name Julie Lutz
Mailing Address 181 Hwy. 253
Montevallo, AL 35115

Grantee's Name Samuel Franklin
Mailing Address 915 Hwy 52
Montevallo, AL 35115

Property Address 96 Phillips Rd.
Montevallo, AL 35115

Date of Sale 10/28/21

Total Purchase Price \$ 3,000.-

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 (c).

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 10/28/21

Print Julie Lutz
Signature Julie Lutz
(Grantor/Grantee/Owner/Agent) circle one

Unattested



I by)