



20220621000248080 1/3 \$208.50  
Shelby Cnty Judge of Probate, AL  
06/21/2022 02:10:21 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, AL 35051

### LIMITED LIABILITY COMPANY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) to the undersigned Grantor, James H. Lucas Jr. Real Estate IRA, LLC, a limited liability company (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Maylene Real Estate, LLC (herein referred to as GRANTEE) in fee simple the following described real estate situated in Shelby County, Alabama:

Begin at the SW corner of the NE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West and run Easterly along the South side of the said 1/4 1/4 for 134.40 feet; then turn an angle of 93 degrees 21 minutes 52 seconds to the left and run Northerly for 420.20 feet to the point of beginning; then continue Northerly along the last described course for 200.00 feet to a point on the South right of way of Shelby County Road No. 26; then turn an angle of 90 degrees 00 minutes 21 seconds to the left and run Westerly along the South right of way of said road for 275.00 feet; then run Southerly for 200.00 feet; then turn left and run Easterly for 275.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEE and GRANTEE'S successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its member, James H. Lucas, Jr., who is authorized to execute this conveyance has hereto set its signature and seal, this the 21<sup>st</sup> day of June, 2022.

James H. Lucas Jr. Real Estate IRA, LLC

by James H. Lucas Jr.  
James H. Lucas, Jr. as its member

Shelby County, AL 06/21/2022  
State of Alabama  
Deed Tax: \$180.50

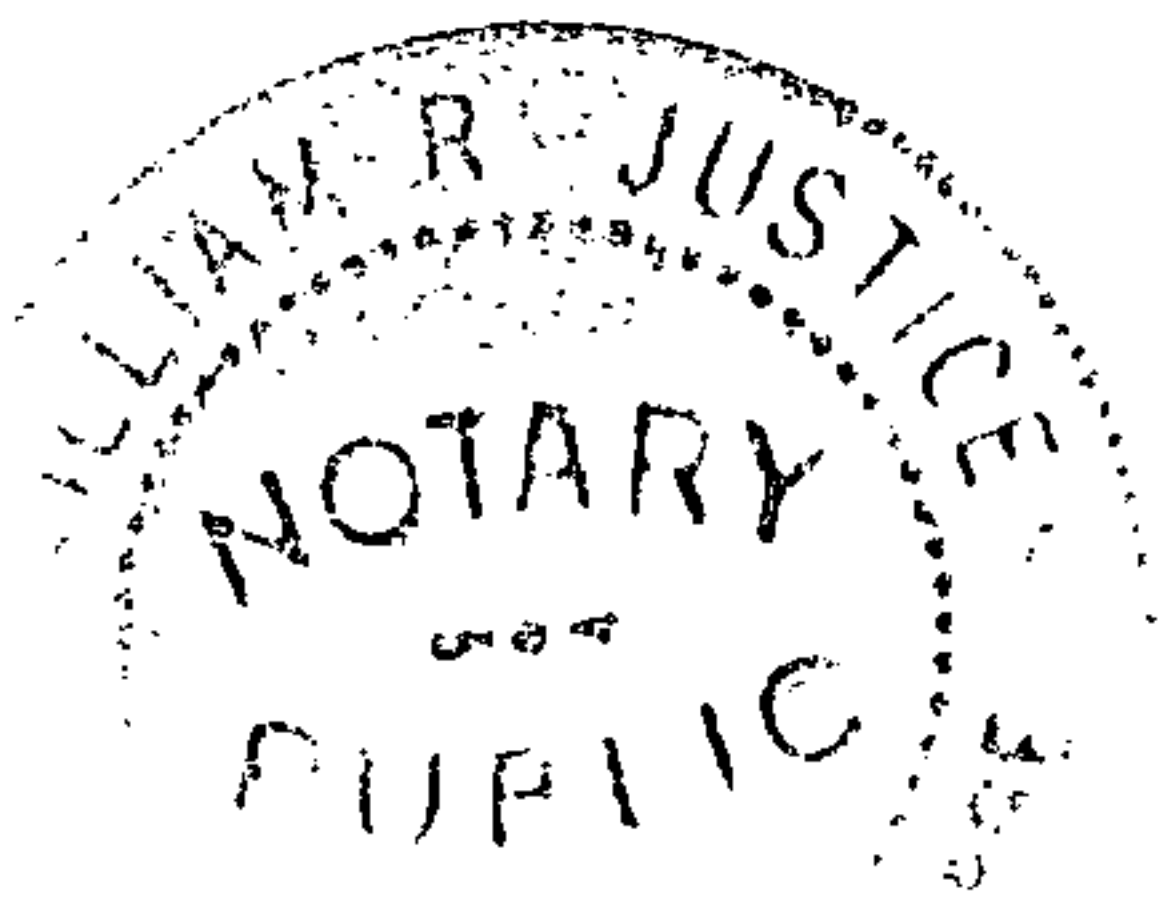
STATE OF ALABAMA  
COUNTY OF SHELBY



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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James H. Lucas, Jr., whose name as member of James H. Lucas Jr. Real Estate IRA, LLC, a limited liability company, 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 as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 21<sup>st</sup> day of June, 2022.



William R Justice  
Notary Public

My commission expires:

**Real Estate Sales Validation Form**

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

Grantor's Name James H. Lucas Jr. Real Estate IRA LLC  
Mailing Address 100 Big Oak Drive  
Maylene, AL 35114

Grantee's Name Maylene Real Estate, LLC  
Mailing Address 100 Big Oak Drive  
Maylene, AL 35114

Property Address 100 Big Oak Drive  
Maylene, AL 35114

Date of Sale 6-21-22  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 180,310.00  
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 assessor's current market value

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 6-21-22

Print James H. Lucas, Jr., member

Unattested

Sign James H. Lucas Jr.  
(Grantor/Grantee/Owner/Agent) circle one

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