

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

James Lucas, Jr.
1115 Haven Rd
Hoover, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FIVE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$590,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **Vicki L. Dern, an unmarried woman**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto, **James Lucas, Jr.** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 46, according to the Survey of The Haven at Greystone 1st Sector, as recorded in Map Book 31, Page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$290,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

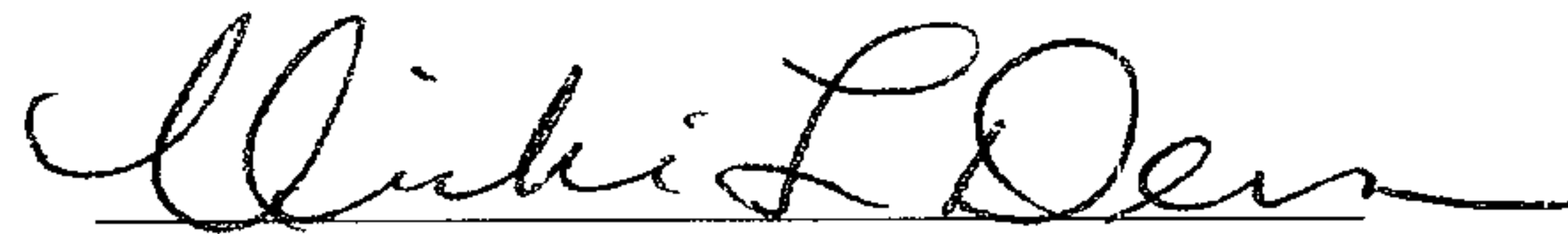
Note: Vicki L. Dern is the surviving grantee under that certain warranty deed with joint rights of survivorship as recorded in Instrument #20040315000131680. David J. Dern, the other grantee, having died on or about February 27, 2016.

Note: Vickie L. Dern and Vicki L. Dern are one and the same person.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of June, 2022.


Vicki L. Dern

STATE OF ALABAMA)

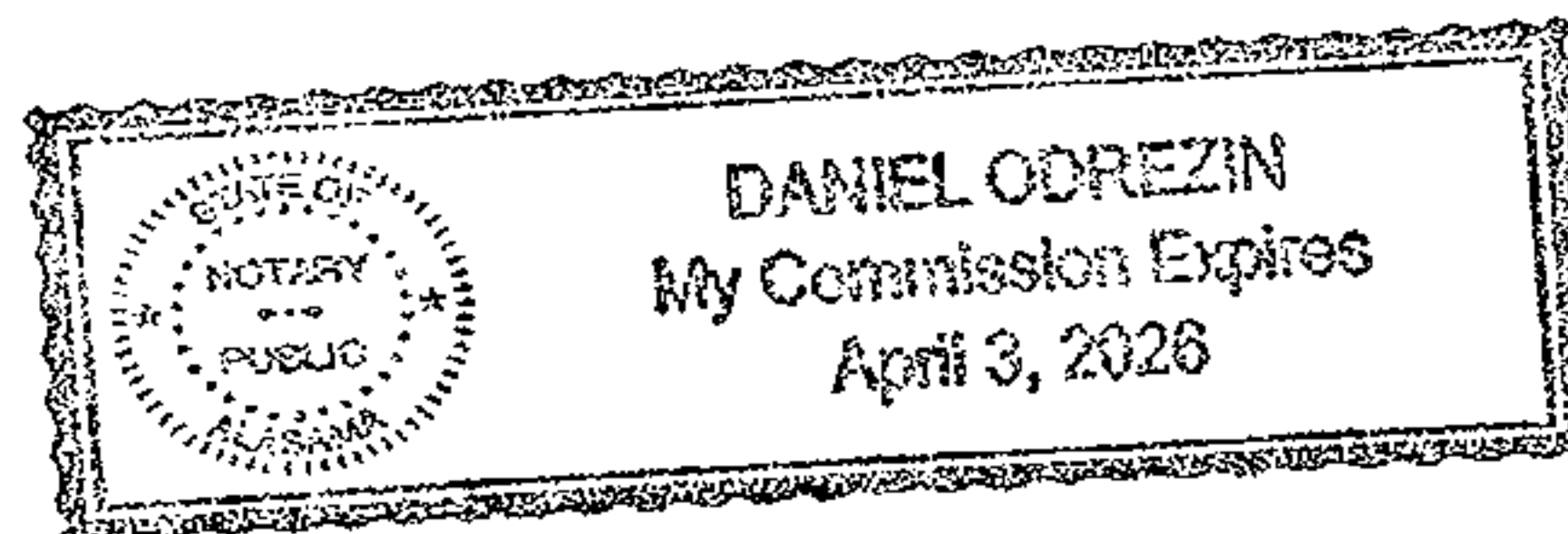
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vicki L. Dern, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 2022.


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 Vicki L. Dorn
 Mailing Address 1115 Haven Road
Birmingham, AL 35242

Grantee's Name James Lucas, Jr.
 Mailing Address 1115 Haven Rd
Hoover, AL 35242

Property Address 1115 Haven Rd
Hoover, AL 35242

Date of Sale June 28, 2022
 Total Purchase Price \$590,000.00
 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: June 28, 2022

Print: Donovan Ginner

Sign Donovan Ginner

(Grantor/Grantee/ Owner/Agent) circle one

Unattested _____

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2022 10:51:08 AM
 \$328.00 JOANN
 20220701000262500



Allison Bayl

Form RT-1