



A parcel of land situated in the NW $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East described as follows: Commence at the SW corner of Section 3 and go North 3 deg. 03 min. West along the West boundary of Section 3 for 330.0 feet; thence North 45 deg. 53 min. East for 2494.34 feet; thence South 89 deg. 42 min. East for 31.56 feet to the point of beginning; thence continue along this line 16.88 feet; thence North 4 deg. 11 min. West along the West boundary of the survey of Wilson Subdivision No. 1 for 660.00 feet; thence North 8 deg. 28 min. West for 124.30 feet to the SE corner of Alabama Gas Company pump house property; thence South 72 deg. 56 min. West for 40.35 feet to the SW corner of said pump house; thence North 14 deg. 46 min. for 49.50 feet to the NW corner of said pump house and the South boundary of Alabama State Highway No. 25; thence South 72 deg. 56 min. West along the South boundary of Highway No. 25 for 14.68 feet; thence continue along this South boundary South 71 deg. 25 min. East for 147.83 feet; thence South 18 deg. 35 min. East for 807.35 feet to the point of beginning. Containing 2.2 acres, and being Plat No. 4, according to survey of Floyd Atkinson, subject to easements, restrictions, or rights of way of record.



20220826000334660 2/3 \$178.00  
Shelby Cnty Judge of Probate, AL  
08/26/2022 12:21:59 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Leslie V. Lucas
Mailing Address 4380 Hwy 25
Montevallo AL

Grantee's Name Leroy Lucas, Jr.
Mailing Address 5599 Spring Creek Rd
Montevallo AL

Property Address 4380 Hwy 25
Montevallo AL

Date of Sale 8-26-22
Total Purchase Price \$ 150,000.00
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 8-26-22

Print Leroy Lucas, Jr.

Unattested



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Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one