

This instrument was prepared by:

Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:

Pressley Keith Lutz
and Amber Michelle Lutz
128 Cabin View Trail
Helena, Alabama 35080

State of Alabama
County of Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Wright Homes, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Pressley Keith Lutz and Amber Michelle Lutz (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 12-7-35-0-000-003.004

Property Address: 128 Cabin View Trail, Helena, AL 35080

Subject to:

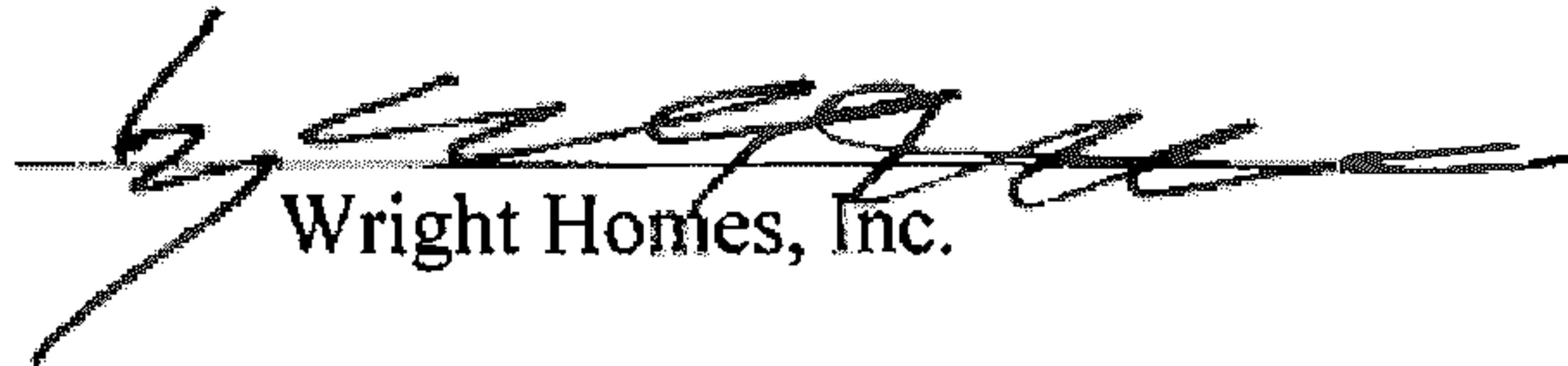
- (1) Taxes or assessments for the year 2022 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$253,488.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Wright Homes, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 8th day of December, 2022.


Wright Homes, Inc.

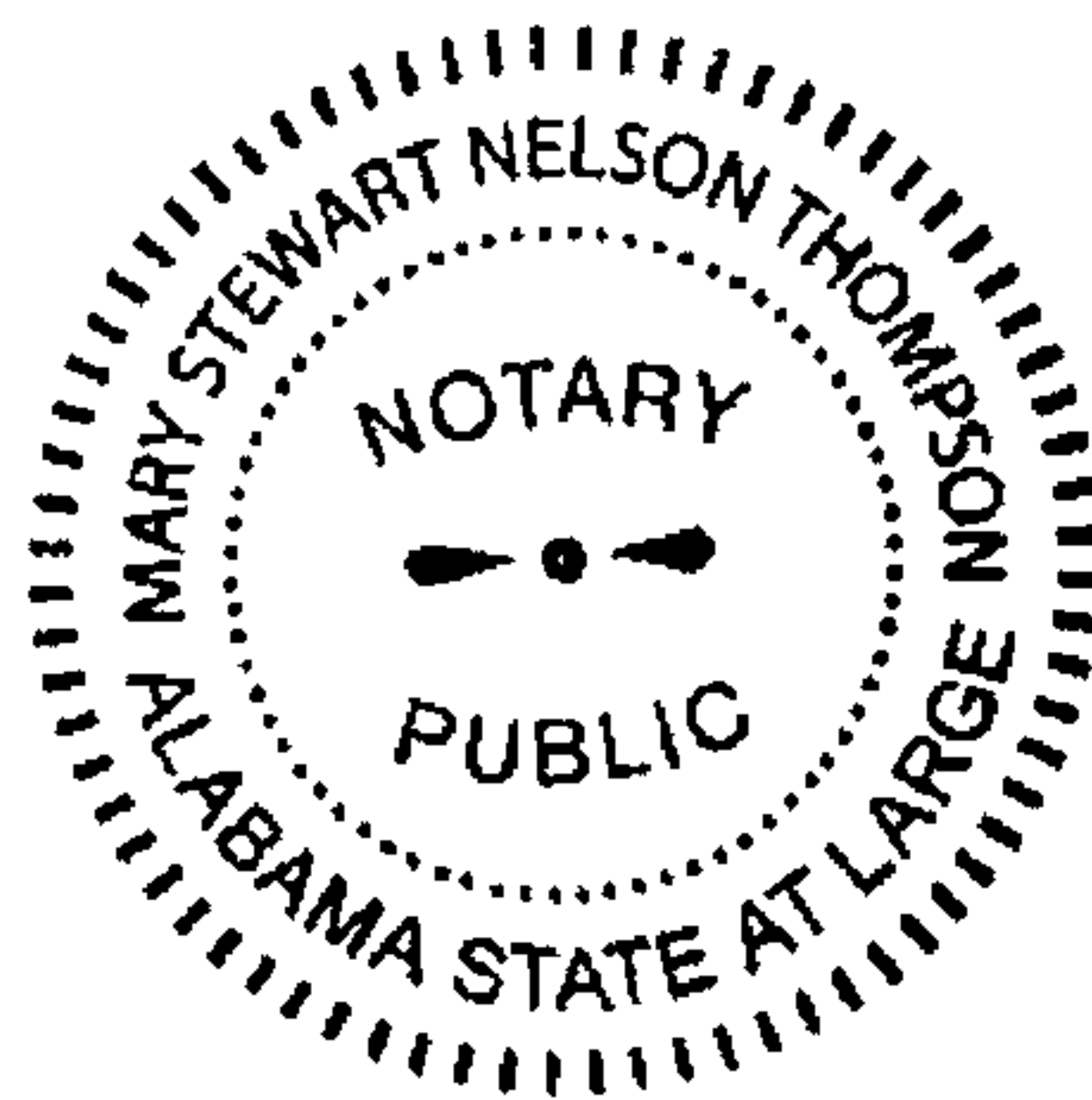
By: Richard Wright

Title: President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Richard Wright, who serves as the President and is acting on behalf of Wright Homes, Inc. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2022.




Notary Public

My Commission Expires: 04/30/2025

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of said Northwest quarter of Northwest quarter, run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 267.49 feet to the point of beginning; thence turn an angle to the left of 68 degrees 43 minutes 40 seconds and run in a Northeasterly direction for a distance of 686.25 feet; thence turn an angle to the right of 64 degrees 20 minutes 52 seconds and run in an Easterly direction for a distance of 100.00 feet to a point on a circle forming a curve to the left with a radius of 50 feet and a central angle of 85 degrees 37 minutes 12 seconds; thence run in a Southeasterly direction along the arc of said circle for a distance of 74.72 feet, the previous call forming an interior angle of 132 degrees 48 minutes 36 seconds with a chord subtending said arc; thence turn radially and run in a Southerly direction for a distance of 600.95 feet to a point on the South line of said Northwest quarter of Northwest quarter; thence turn an angle to the right of 90 degrees 00 minutes and run in a Westerly direction along said South line of said quarter-quarter section for a distance of 398.53 feet to the point of beginning. Except the North 30 feet of cation lands.

Also, conveyed in the right for ingress and egress over the following described parcels of property, hereinafter, described as Parcel 1 and Parcel 3, and as contained in the agreement between Robert and Betty Milam and Joseph P. Sanders, Helen G. Sanders, Edward B. Blackerby and Joyce Blackerby, as recorded in Deed Book 352, Page 983 in Probate Office of Shelby County, Alabama, hereinafter described as Parcel 2. Said easement shall run with the land.

Subject to an easement for ingress and egress:

Commence at the SW corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of section 35, Township 20 South, Range 4 West; thence run Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 652.91 feet to the point of beginning of a 30 foot easement for ingress and egress lying 15 feet on each side of the following described line; thence turn an angle to the left of 95 degrees 15 minutes 19 seconds for a distance of 56.70 feet; thence turn an angle to the left of 5 degrees 38 minutes 08 seconds for a distance of 119.36 feet; thence turn an angle to the left 11 degrees 36 minutes 33 seconds for a distance of 104.68 feet; thence turn an angle to the right of 17 degrees 14 minutes 41 seconds for a distance of 152.41 feet; thence turn an angle to the left of 6 degrees 45 minutes 23 seconds for a distance of 202.88 feet to the end of said easement, said point also being the center line of existing gravel road. Extending and shortening the side lines so as to terminate the property line.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Wright Homes Inc
 Mailing Address P.O. Box 429
McCalla, AL 35111

Grantee's Name Heath Lutz and Amber Lutz
 Mailing Address 128 Cabin View Trail
Helena, AL 35080

Property Address 128 Cabin View Trail
Helena, AL 35080

Date of Sale 12/08/2022
 Total Purchase Price \$ 471,488.00

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 12/08/22

Print Mary Stewart Nelson Thompson

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/13/2022 01:28:36 PM
 \$249.00 BRITTANI
 20221213000450190

Alvin S. Byrd

Form RT-1