

File No: 30482141
Grantor's Loan No. 105373960

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Parcel Number: 21-9-32-0-000-021.000

QUITCLAIM DEED

Molly Lucas, heir of Diane G. Lucas, deceased, ("Grantor"), of **8349 670 Highway 305., Columbiana, AL 35051**, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Hank Lucas**, unmarried, ("Grantee"), whose tax mailing address is **690 Highway 305, Columbiana, AL 35051**, with quitclaim covenants, the following described real estate:

SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA, TO-WIT:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER, SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST, AND RUN SOUTH ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 232.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION 232.5 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE IRENE BICE PROPERTY DESCRIBED IN DEED BOOK 312, PAGE 729, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN EAST ALONG THE NORTH LINE OF THE HANK

LUCAS PROPERTY DESCRIBED INDEED BOOK 300, PAGE 820, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, 700 FEET, MORE OR LESS, TO A POINT DUE SOUTH OF THE SOUTHWEST CORNER OF THE VAUDENE WHITE PROPERTY AS DESCRIBED IN THE WILL OF WALTER HORTON RECORDED IN MISCELLANEOUS BOOK 46, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, THENCE RUN NORTH 135 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID WHITE PROPERTY; THENCE CONTINUE NORTH ALONG THE WEST LINE OF SAID WHITE PROPERTY 97.5 FEET; THENCE RUN WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 700 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND ALSO AN EXCLUSIVE 30 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE ROBERT C. LUCAS AND CAROLA, LUCAS PROPERTY AS RECORDED IN DEED BOOK 310 PAGE 525 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE EAST 230 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE WEST RIGHT-OF-WAY OF A 30 FOOT EASEMENT, AND ALSO THE POINT OF BEGINNING. THENCE EAST 35 FOOT TO AN IRON PIN; THENCE SOUTH 37 DEGREES 07 MINUTES 30 SECONDS EAST 257 FEET TO AN IRON PIN, WHICH IS LOCATED ON THE NORTH RIGHT-OF-WAY OF A COUNTY PAVED ROAD; THENCE SOUTH 84 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID RIGHT-OF-WAY 30 FEET TO AN IRON PIN; THENCE NORTH 37 DEGREES 37 MINUTES 59 SECONDS WEST 262.46 FEET TO AN IRON PIN, WHICH IS THE POINT OF BEGINNING, AND IS LOCATED IN THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA. CAROL P. LUCAS IS THE SURVIVING GRANTEE OF DEED RECORDED IN DEED BOOK 340, PAGE 525

Property Address is: 690 Highway 305, Columbiana, AL 35051

Prior deed recorded at Instrument No. 20170217000057960

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 20 October, 2023:

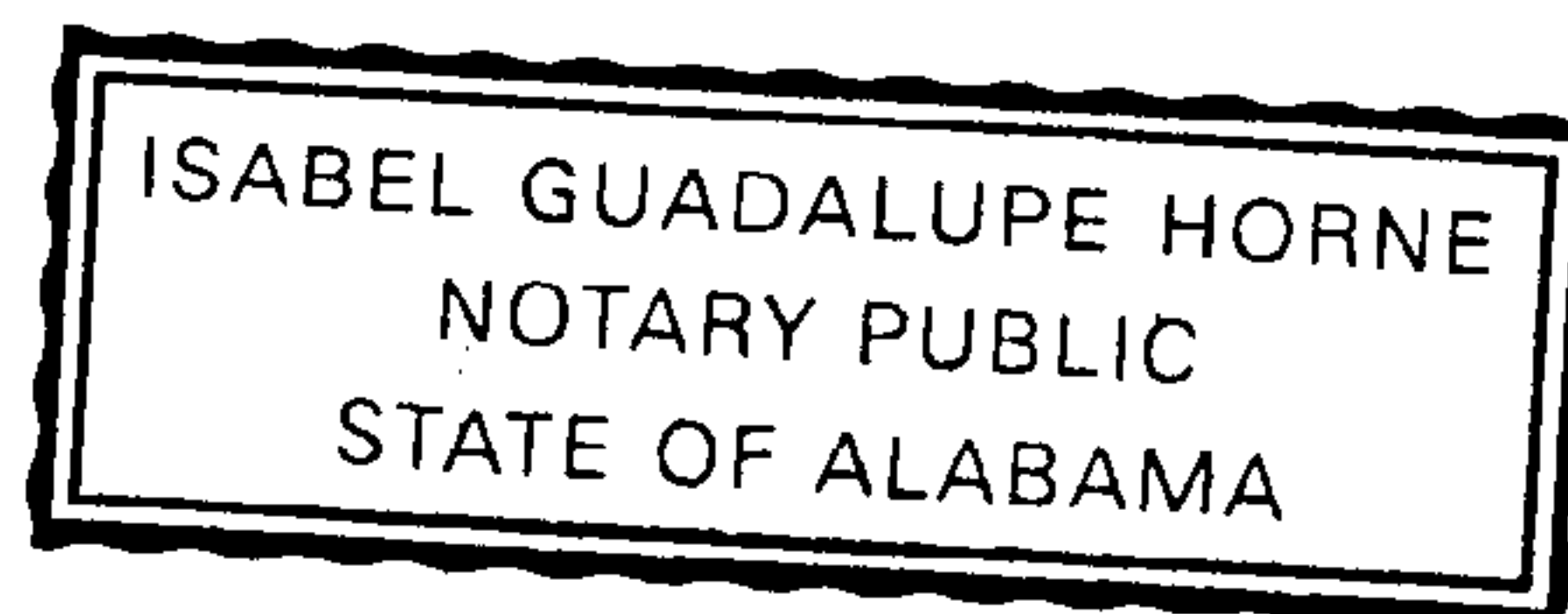
Molly Lucas
Molly Lucas

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Molly Lucas**, personally known to me or has produced DRIVERS LICENSE as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20 day of OCTOBER, 2023.

2017
Notary Public
COMMISSION exp: 01/02/2025



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

Grantor's Name	Molly Lucas	Grantee's Name	Hank Lucas
Mailing Address	8349 670 Highway 305, Columbiana, AL 35051	Mailing Address	690 Highway 305, Columbiana, AL 35051
Property Address	690 Highway 305, Columbiana, AL 35051	Date of Sale	<u>10/20/2023</u>
		Total Purchase Price	<u>0.00</u>
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	<u>\$80,840.00</u>

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 10/20/2023

Print

Hank Lucas

Unattested

Sign

Hank Lucas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/02/2023 08:09:59 AM
 \$115.00 JOANN
 20231102000321610

Allen S. Bayl