



SEND TAX NOTICE TO:
 James Grey Lucas & Jane K. Lucas
 5453 Woodford Drive
 Birmingham, AL 35242

This instrument prepared by:
 Mark W. Macoy, Esq.
 Mark W. Macoy, LLC
 300 Vestavia Parkway, Suite 2300
 Vestavia Hills, AL 35216
 (205) 795-2080

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

**STATUTORY WARRANTY DEED
 (Joint Tenants With Right of Survivorship)**

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **JAMES GREY LUCAS** and **JANE K. LUCAS**, husband and wife (herein referred to collectively as "Grantors"), do grant, bargain, sell and convey unto **JAMES GREY LUCAS** and **JANE K. LUCAS**, husband and wife (herein referred to collectively as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 38, in Block 8, according to the Amended Map of Woodford, as recorded in Map Book 8, Page 51, A, B, C and D, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2024 ad valorem taxes; and
2. Existing easements, restrictions, set back lines, and limitations, if any, of record.

The purpose of this deed is for Grantor, James Grey Lucas, current owner of the property, to convey ownership of the property to himself and his wife, Jane K. Lucas, as joint tenants with right of survivorship.

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 hereby 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

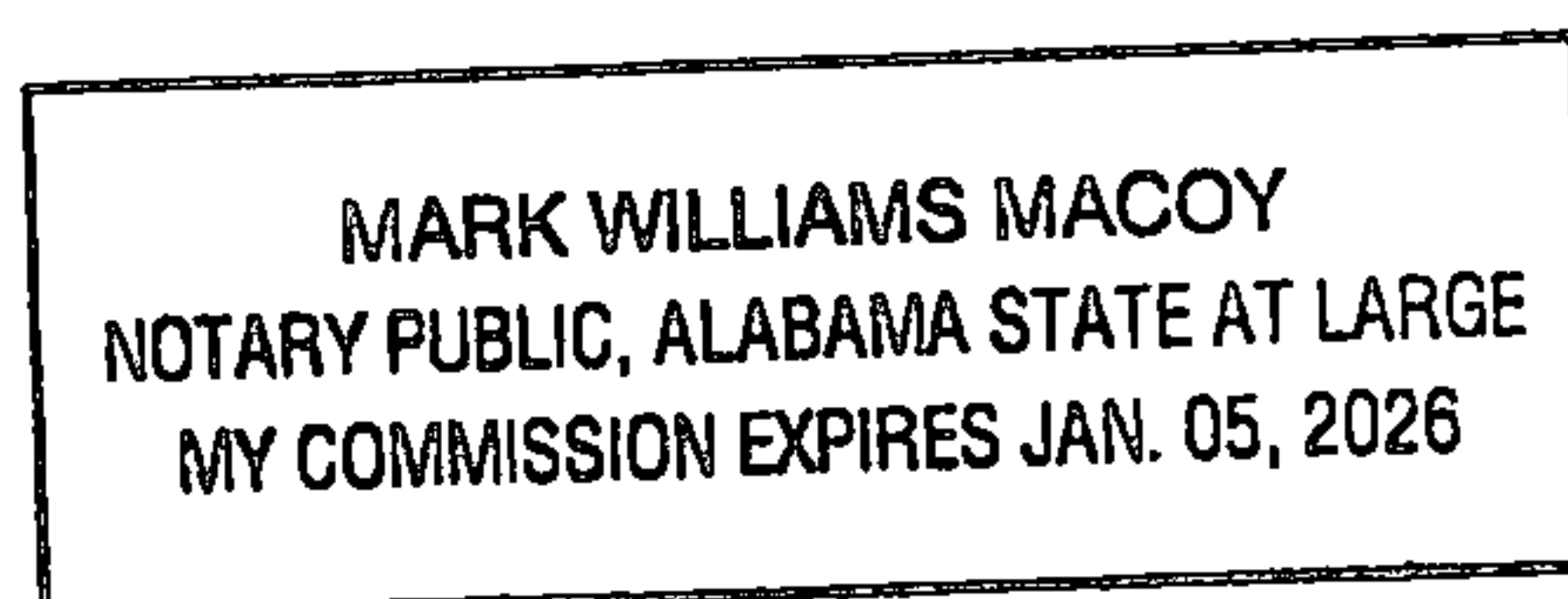
IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 3rd day of April, 2024.

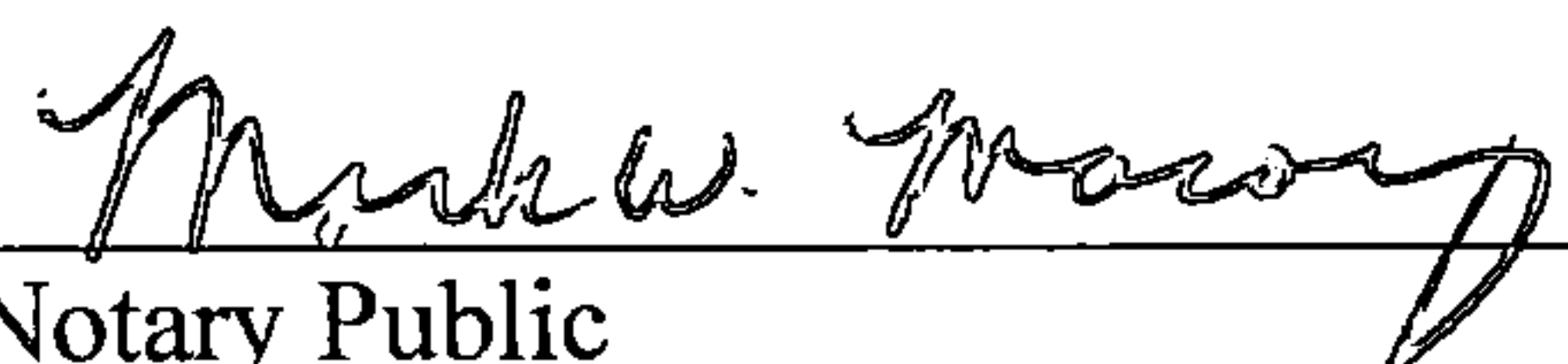

JAMES GREY LUCAS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Mark W. Macoy, a Notary Public in and for said County, in said State, hereby certify that **JAMES GREY LUCAS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of April, 2024.



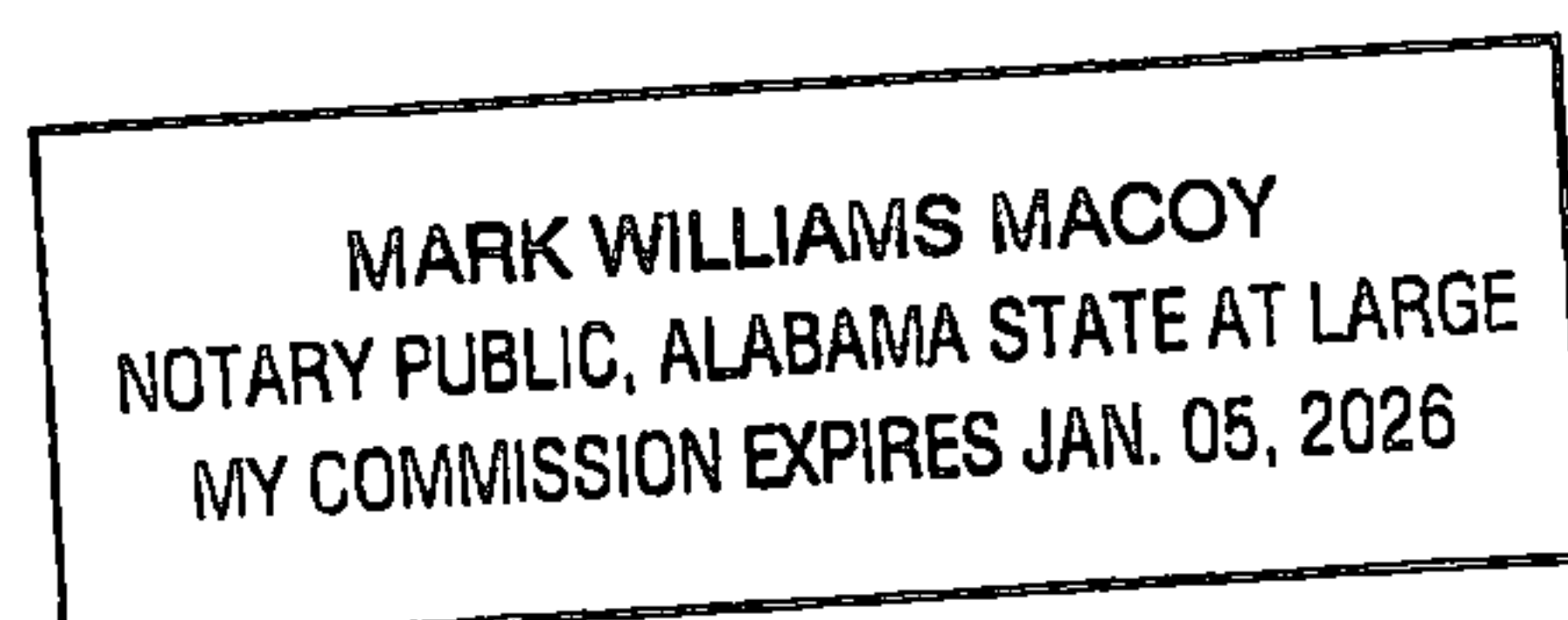

Notary Public
My Commission Expires: 1/5/2026


JANE K. LUCAS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Mark W. Macoy, a Notary Public in and for said County, in said State, hereby certify that **JANE K. LUCAS**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of April, 2024.




Notary Public
My Commission Expires: 1/5/2026

Real Estate Sales Validation Form



20240403000092410 3/3 \$252.50
Shelby Cnty Judge of Probate, AL
04/03/2024 03:50:04 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name James Grey Lucas &
Mailing Address Jane K. Lucas
5453 Woodford Drive
Birmingham, AL 35242

Grantee's Name James Grey Lucas &
Mailing Address Jane K. Lucas
5453 Woodford Drive
Birmingham, AL 35242

Property Address 5453 Woodford Drive
Birmingham, AL 35242

Date of Sale April 3, 2024
Total Purchase Price \$

or
Actual Value \$

Current Owner is James Grey Lucas - Grantees
are James Grey Lucas and his wife, JTWROS

or
Assessor's Market Value \$ \$224,100 (\$448,200/2)

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 Tax Assessor

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 April 3, 2024

Print James Grey Lucas

☐ Unattested

(verified by)

Sign

James Grey Lucas
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1