

**This instrument prepared by:**  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Keiona M. Lucas and Shawn R. Lucas  
623 Phillips Drive  
Vincent, AL 35178

## **WARRANTY DEED**

### Joint With Right Of Survivorship

STATE OF ALABAMA

1

## SHELBY COUNTY

7

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars (\$169,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, JFB Capital Services, Limited Partnership (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Keiona M. Lucas and Shawn R. Lucas (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF VINCENT,  
COUNTY OF SHELBY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED BOOK  
1997, PAGE 33725, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS  
PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 85 WITH THE EAST LINE OF THE NE QUARTER OF THE NW QUARTER, SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST, AND RUN THENCE WESTERLY ALONG THE SAID SOUTH RIGHT OF WAY OF SAID HIGHWAY A DISTANCE OF 40 FEET; THENCE RUN DUE SOUTH A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE DUE SOUTH A DISTANCE OF 150 FEET TO A POINT; THENCE RUN DUE WEST A DISTANCE OF 100 FEET TO A POINT; THENCE RUN NORTH 150 FEET TO A POINT; THENCE RUN EASTERLY PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF REAL ESTATE SITUATED IN THE NE QUARTER OF THE NW QUARTER,  
SECTION 15, TOWNSHIP 19, RANGE 2 EAST, IN THE TOWN OF VINCENT, SHELBY  
COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$166,822.00 executed and recorded simultaneously herewith

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 5<sup>th</sup> day of June, 2024.

JFB Capital Services, Limited Partnership

BY:   
Stephanie Spires  
Authorized Signing Agent

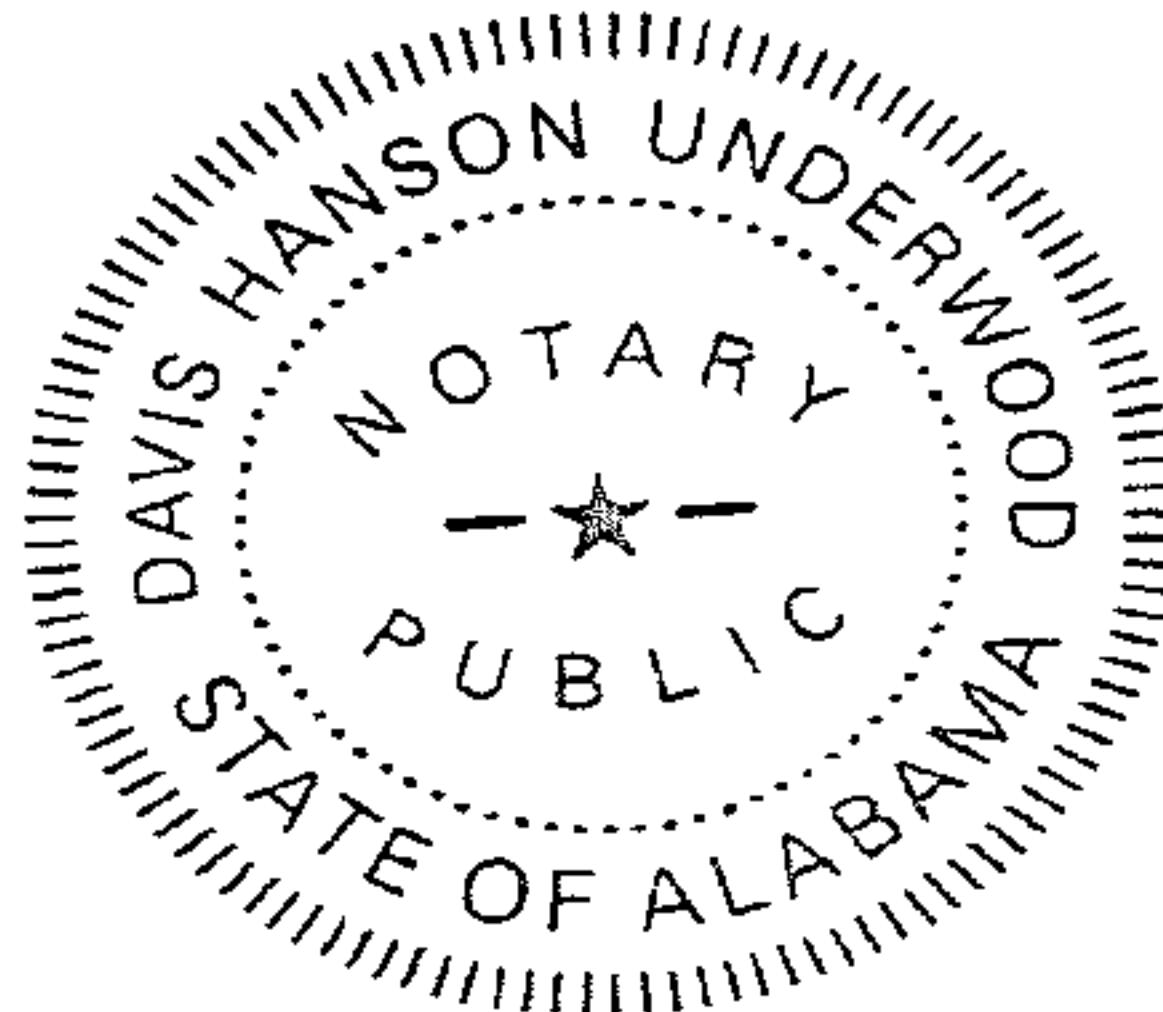
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Stephanie Spires, whose name as Authorization Signing Agent of JFB Capital Services, Limited Partnership, 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 and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 5<sup>th</sup> day of June, 2024.

Notary Public  
My commission expires:

My Commission Expires  
July 24, 2027



**Real Estate Sales Validation Form**

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

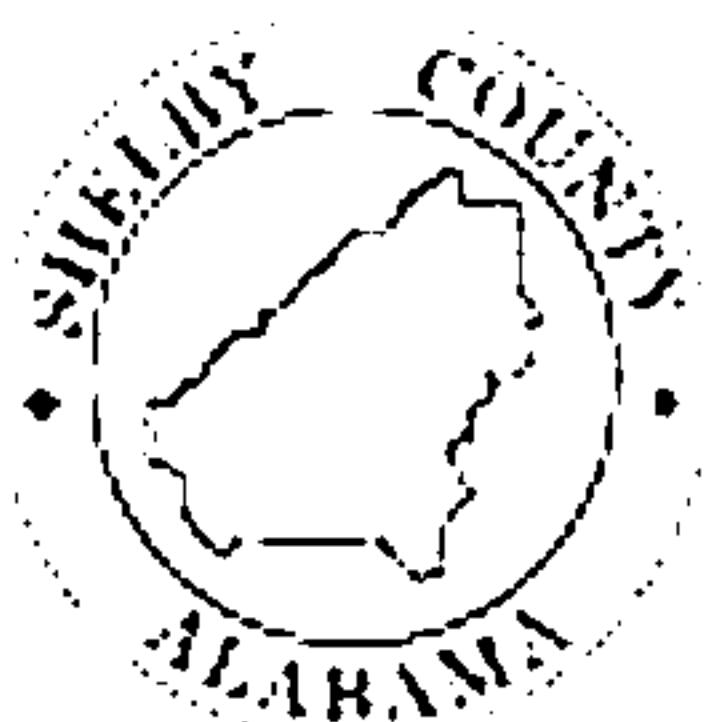
Grantor's Name JFB Capital Services, Limited  
Partnership

Grantee's Name Keiona M. Lucas and Shawn R. Lucas

Mailing Address 623 Phillips Drive  
Vincent, AL 35178Mailing Address 623 Phillips Drive  
Vincent, AL 35178Property Address 623 Phillips Drive  
Vincent, AL 35178Date of Sale June 5, 2024  
Total Purchase Price \$169,900.00  
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**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 5, 2024

Sign \_\_\_\_\_ Agent \_\_\_\_\_



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/10/2024 03:25:42 PM  
\$31.50 BRITTANI  
20240610000172360**

A handwritten signature in black ink that reads "Allie S. Boyd".