

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Salvador Amador Reyes and
Beatriz Arceo Martinez
774 HWY 89
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY FIVE THOUSAND AND 00/100 (\$65,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Steve Lucas, a married man, H. Rebecca Lucas, an unmarried woman, and Serena Lei Lucas, an unmarried woman, the sole surviving heirs of James Ennis Lucas, grantee in those certain deeds recorded in Instrument No. 1996-09329 and Instrument No. 1993-21909 in the Office of the Judge of Probate of Shelby County, Alabama, said grantee having died on or about August 20, 2006** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Salvador Amador Reyes and Beatriz Arceo Martinez** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 2 and 3, according to the Final Plat of Arceo Family Subdivision as recorded in Map Book 43, Page 72 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

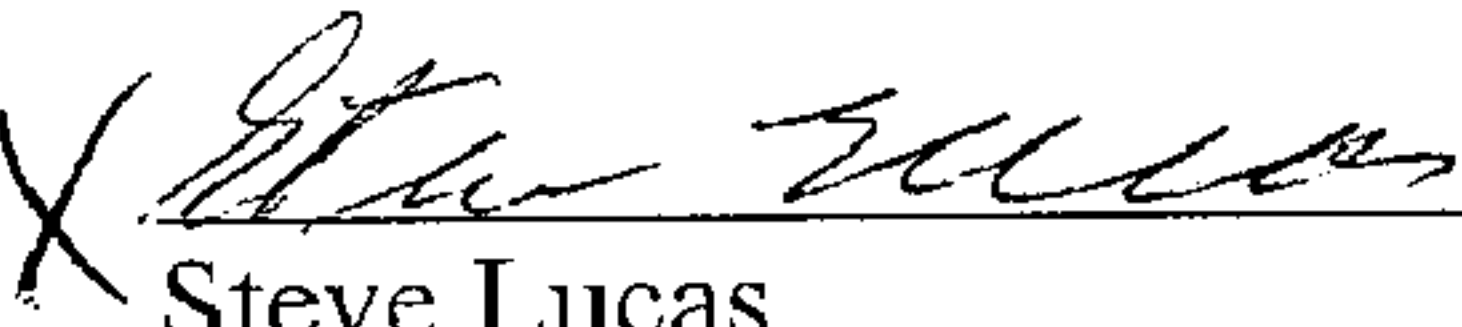
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

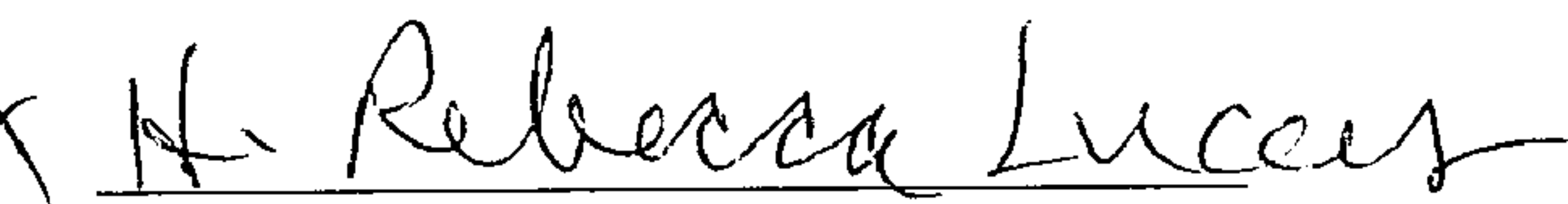
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs,

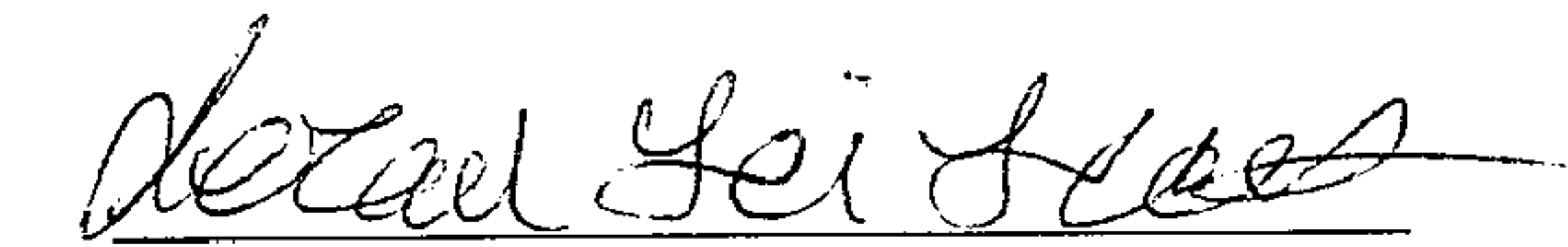
executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 18th day of November, 2024.

X 
Steve Lucas

X 
H. Rebecca Lucas

X 
Serena Lei Lucas

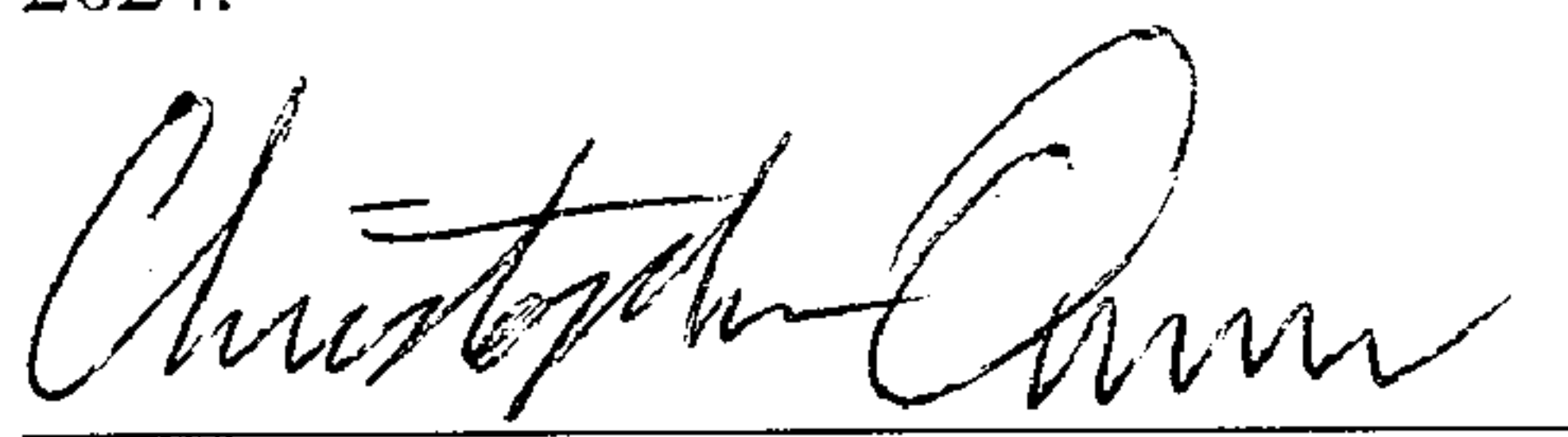
STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Steve Lucas, H. Rebecca Lucas, and Serena Lei Lucas**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of November, 2024.


Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

See attached Exhibit "A" for Heirship Affidavits.

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

File#: E-6780

Grantor's Name Steve Lucas, H. Rebecca Lucas, and Serena Lei LucasMailing Address 55 County Road 984
Jemison, AL 35085Property Address 720 and 754 Highway 89
Montevallo, AL 35115Grantee's Name Salvador Amador Reyes and Beatriz Arceo MartinezMailing Address 774 HWY 89
Montevallo, AL 35115Date of Sale November 18, 2024
Total Purchase Price \$65,000.00

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 November 18, 2024

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

Exhibit A

This instrument prepared by:
 Justin Smitherman, Esq.
 173 Tucker RD Suite 201
 Helena, AL 35080

STATE OF ALABAMA
 COUNTY OF Shelby

HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared X Carrie Butler, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is X Carrie Butler (name), and I live at 14002 Hwy 139 Rancholago AL 36792 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, James Ennis Lucas, from 1986 until his/her death on August 20 2006. I was personally well acquainted with the Decedent during his/her lifetime;
Friend of Decedent (short statement as to how affiant knew decedent).

The Decedent died in shelby County, Alabama on or about August 20 2006 and at the time of Decedent's death, Decedent's residence was 3560 hwy 155 Jemison Alabama 35085, County of Chilton.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was Beck Henry Lucas AKA H Rebecca Lucas and he/she lives/lived at 3560 hwy 155 Jemison Alabama 35085.

Decedent had the following surviving heirs:

1. James Lucas AKA Steve Lucas, 19+, Son, 55 County Road 984, Jemison, AL 35085
 (Name, age, relationship to decedent, address)
2. Regina Lucas (Deceased)
 (Name, age, relationship to decedent, address)
3. Serena Lei Lucas, 19+, Granddaughter, 155 Spider Lilly Lane, Maylene, AL 35114
 (Name, age, relationship to decedent, address)
4. _____
 (Name, age, relationship to decedent, address)
5. _____
 (Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, Becky Lucas, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of the surviving spouse, if applicable, as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of

Friend (state relationship to decedent).

Further Affiant saith not.

x (Sign here) Carrie Boothe
(Print name here) Carrie Boothe
Affiant

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Carrie Boothe whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 5 day of November, 2024.



Kristen Gray
Notary Public
My commission expires:

This instrument prepared by:

Justin Smitherman, Esq.
173 Tucker RD Suite 201
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF Shelby

HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared x Rita Wilson, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is Rita Wilson (name), and I live at 208 Ammersee Lakes Dr Montevallo AL 35115 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, James Ennis Lucas, from 1983 until his/her death on August 20 2006. I was personally well acquainted with the Decedent during his/her lifetime; Neighbor (short statement as to how affiant knew decedent).

The Decedent died in shelby County, Alabama on or about August 20 2006 and at the time of Decedent's death, Decedent's residence was 3560 hwy 155 Jemison Alabama 35085, County of Chilton.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was Beck Henry Lucas AKA H Rebecca Lucas and he/she lives/lived at 3560 hwy 155 Jemison Alabama 35085.

Decedent had the following surviving heirs:

1. James Lucas AKA Steve Lucas, 19+, Son, 55 County Road 984, Jemison, AL 35085
(Name, age, relationship to decedent, address)
2. Regina Lucas (Deceased)
(Name, age, relationship to decedent, address)
3. Serena Lei Lucas, 19+, Granddaughter, 155 Spider Lilly Lane, Maylene, AL 35114
(Name, age, relationship to decedent, address)
4. _____
(Name, age, relationship to decedent, address)
5. _____
(Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, Becky Lucas, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of the surviving spouse, if applicable, as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of

Neighbor (state relationship to decedent).

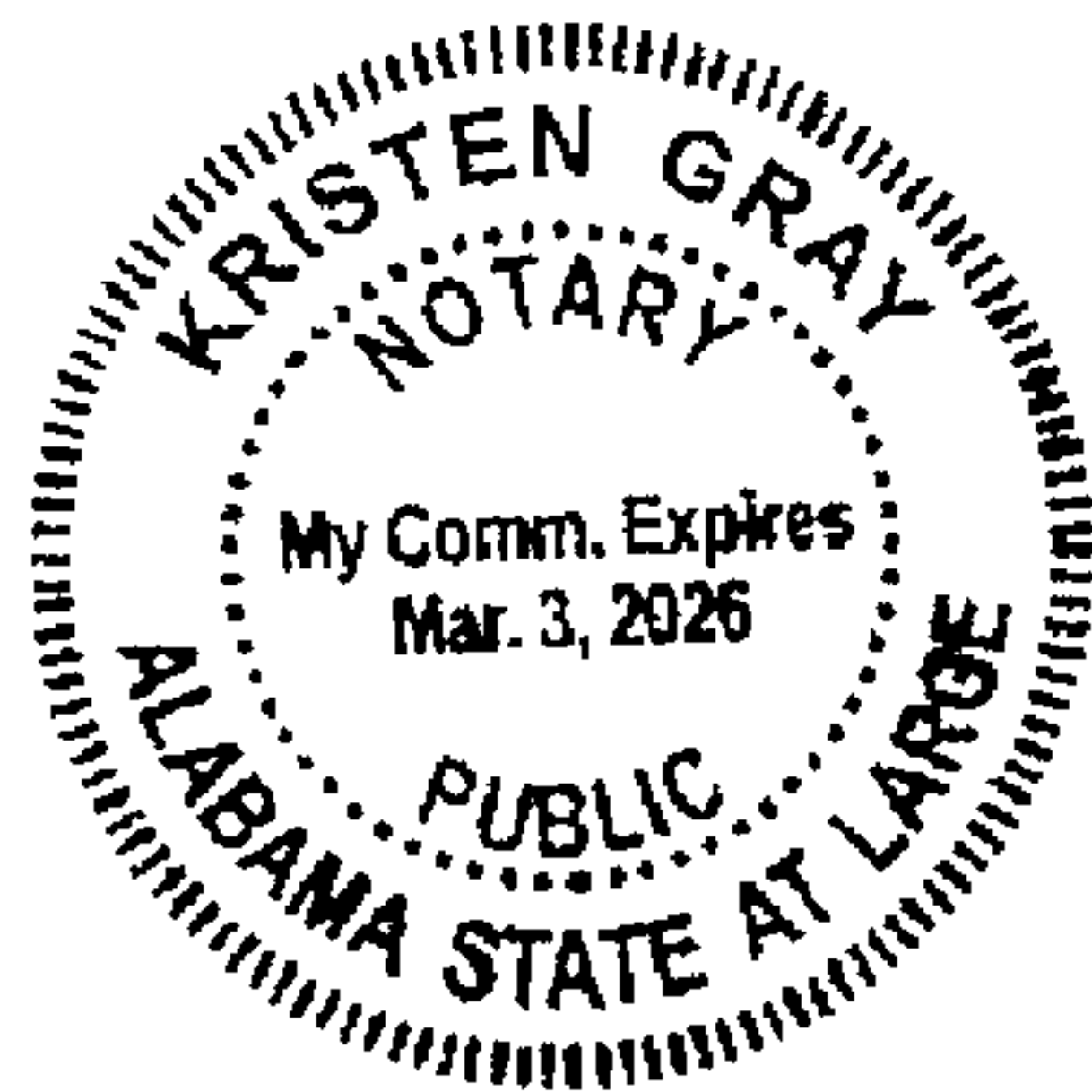
Further Affiant saith not.

X (Sign here) Rita Wilson
(Print name here) Rita Wilson
Affiant

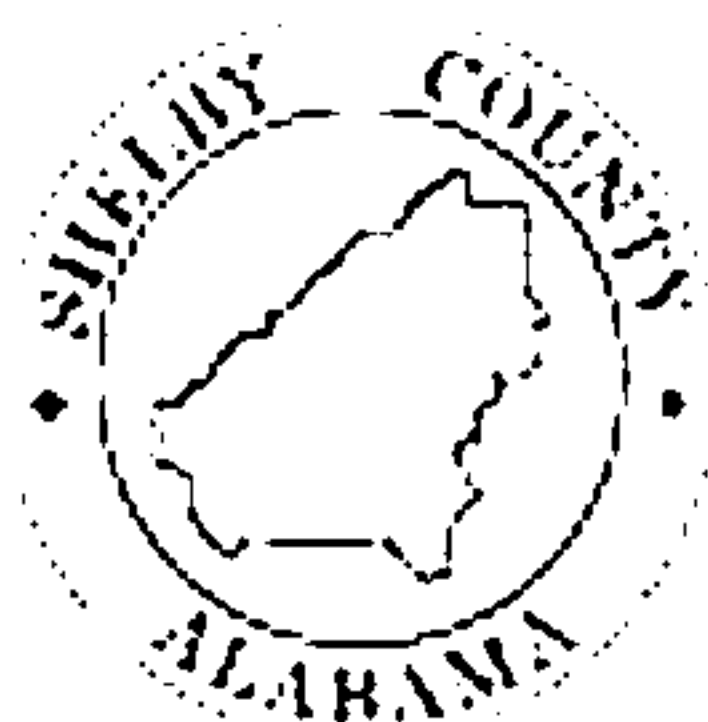
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Rita Wilson whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 15 day of November, 2024.



Kristen Gray
Notary Public
My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2024 12:55:23 PM
\$107.00 BRITTANI
20241120000360330

Allen S. Bayl