



20250902000268510 1/4 \$101.00  
Shelby Cnty Judge of Probate, AL  
09/02/2025 11:49:24 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Jose Pacheco & Abraham Pacheco  
144 Hwy. 209  
Calera, AL 35040

## WARRANTY DEED

### Joint Tenancy With Right of Survivorship

STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

Know all men by these presents, that in consideration of the sum of Seventy Thousand Dollars and 00/100 (\$ 70,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Terrence L. Lucas, a married man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Jose Pacheco and Abraham Pacheco**, hereinafter known as the GRANTEE;

#### PARCEL I:

*Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 9, Township 22, Range 2 West as per deed recorded in Deed Book 132, Page 509 and a southerly extension of said line for 210.10 feet; Thence turn an angle right of 91 degrees and run westerly for 20 feet to a point on the West right of way of a paved county road also being the Point of Beginning; continue westerly for 109 feet; Thence turn an angle left of 91 degrees and run southerly for 105.10 feet; Thence turn an angle left of 89 degrees and run easterly for 190 feet to a point on said paved county road; Thence turn an angle left of 91 degrees and run northerly along said right of way 105.10 feet to the Point of Beginning. Situated in Shelby County, Alabama.*

#### PARCEL II:

*Lot 3, and the North ½ of Lot 2, in Block 6, according to the Map of Jewel Heights as recorded in Map Book 3, on Page 23, in the Probate Office of Shelby County, Alabama.*

Shelby County, AL 09/02/2025  
State of Alabama  
Deed Tax: \$70.00



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Subject to any and all easements, rights of way, covenants and restrictions of record.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN AND IS NOT CONTIGUOUS TO SUCH.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instruments recorded in Instrument # 20140926000302820, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 29 Day of August, 2025.

**Terrence L. Lucas**  
**Grantor**

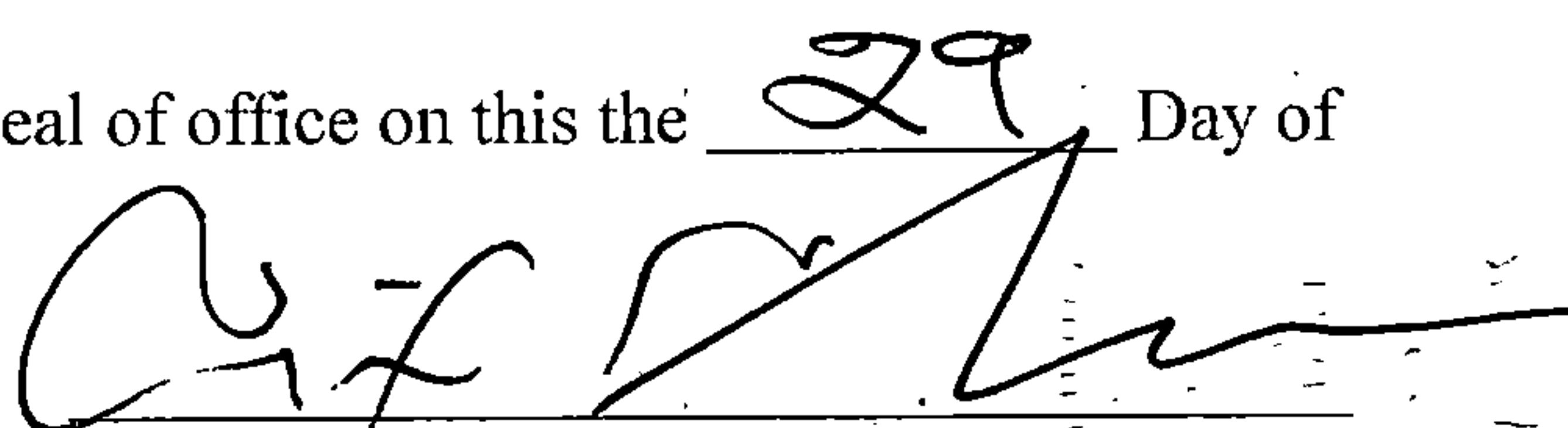


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STATE OF ALABAMA     )  
                                      )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Terrence L. Lucas, a married man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 29 Day of  
August, 2025.

  
NOTARY PUBLIC  
My Commission Expires: 3/11/2028

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040





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# Real Estate Sales Validation Form

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

Grantor's Name TERRENCE L. LUCAS  
Mailing Address 13953 Hwy 25  
CALERA, AL 35040

Grantee's Name JOSE PACHECO  
Mailing Address ABRAHAM PACHECO  
144 Hwy 209  
CALERA, AL 35040

Property Address 195 + 166 Hwy 209  
CALERA, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 70,000.-

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 7/27/25

Print Terrence Lucas

Unattested

(verified by)

Sign

Terrence Lucas

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1