


**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**Post Office Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**  
**James Bishop**  
**625 Dogwood Circle**  
**Birmingham, AL 35244**

**STATE OF ALABAMA            )**  
**COUNTY OF SHELBY         )**

**DEED OF LIFE ESTATE**

  
20151204000414050 1/4 \$52.00  
Shelby Cnty Judge of Probate, AL  
12/04/2015 10:54:54 AM FILED/CERT

**BACKGROUND:**

**KNOW ALL MEN BY THESE PRESENTS THAT** Amber R. Cosper (“Cosper”) is the owner of an undivided one-half interest in the property described on Exhibit “A” attached hereto and made a part hereof (the “Real Estate”). James Bishop, Cosper’s father, is the owner of an undivided one-half interest in the Real Estate. Marianne Bishop is the wife of James Bishop. Cosper wishes to convey to Marianne Bishop a life estate in Cosper’s undivided one-half. Hence this deed.

**THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned, Amber R. Cosper, a married woman, in hand paid by Marianne Bishop, the receipt and sufficiency of which are hereby acknowledged, Cosper does by these presents, grant, bargain, sell and convey her one-half interest in the following described Real Estate to Marianne Bishop FOR AND DURING HER LIFETIME, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

The Real Estate described herein is not the homestead of Cosper.

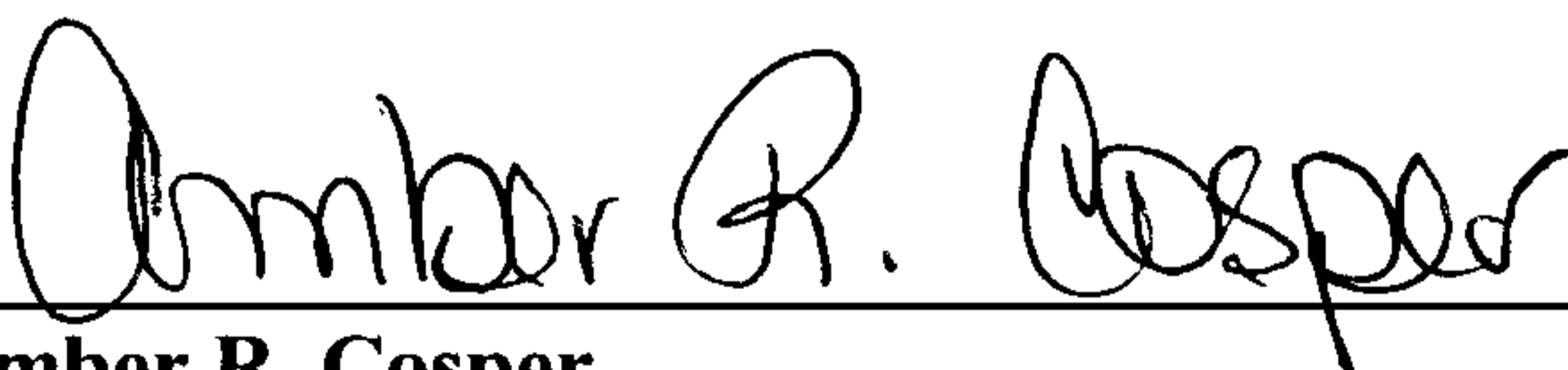
**TO HAVE AND TO HOLD** to Marianne Bishop, her heirs and assigns.

This Deed of a Life Estate is executed and made without any representation or warranty of any kind on the part of the Cosper.

**IN WITNESS WHEREOF**, the undersigned has executed this conveyance on this the 2<sup>nd</sup> day of December, 2015.

**WITNESSES:**

\_\_\_\_\_

  
\_\_\_\_\_  
**Amber R. Cosper**

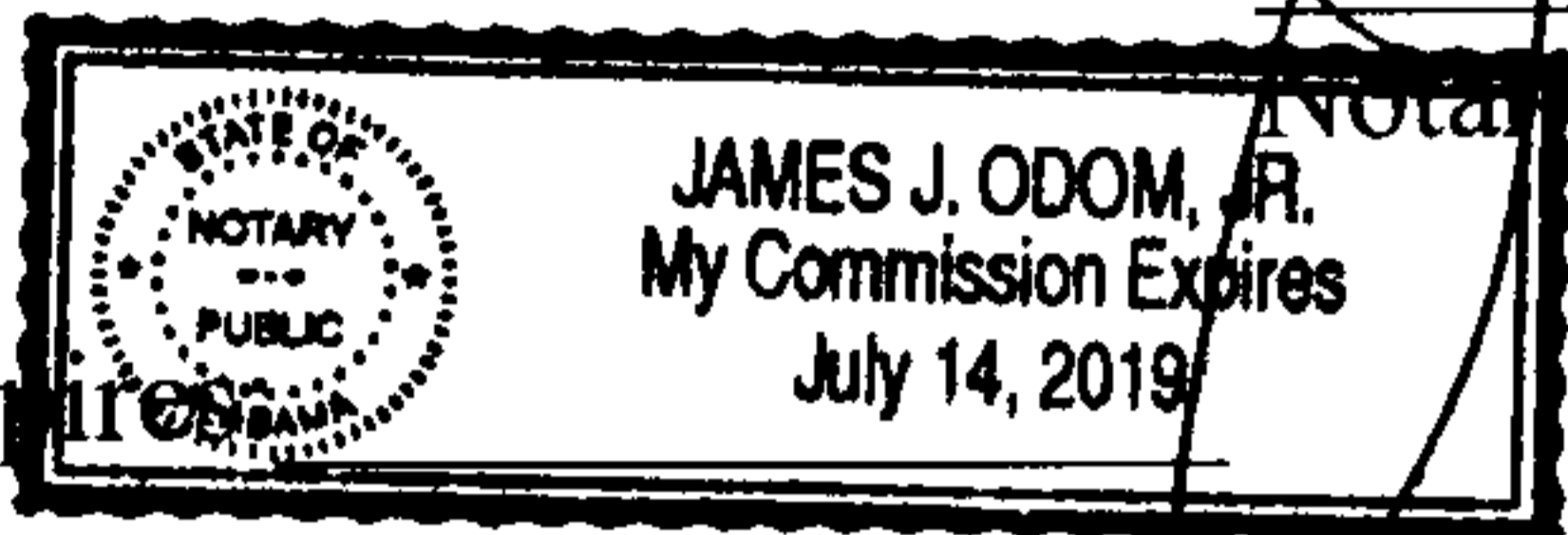
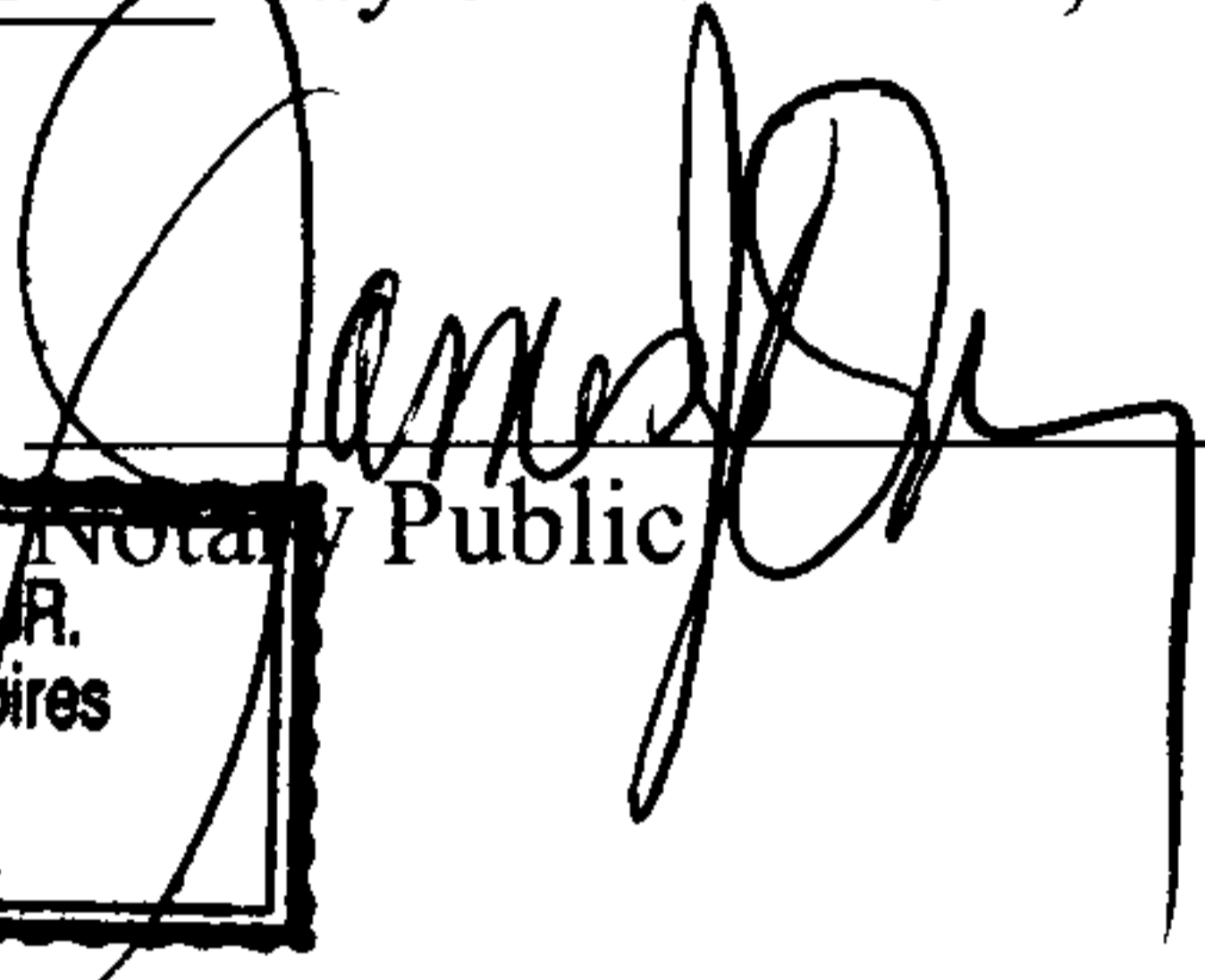
Shelby County, AL 12/04/2015  
State of Alabama  
Deed Tax: \$29.00

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amber R. Cospers, a married woman, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2<sup>nd</sup> day of December, 2015.



My Commission Expires

20151204000414050 2/4 \$52.00  
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# EXHIBIT A

Commence at the Southwest corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run N 00°28'03" E along the West line of said 1/4-1/4 Section a distance of 210.00' to the Point of Beginning; thence continue along said 1/4-1/4 line a distance of 291.19'; thence run S 89°30'31" E a distance of 292.14'; thence run N 47°07'27" E a distance of 157.50'; thence run S 51°15'23" E a distance of 141.10'; thence run S 36°27'13" E a distance of 20.40'; thence run S 00°54'43" E a distance of 74.48'; thence run S 00°08'41" W a distance of 25.18'; thence run S 46°47'48" W a distance of 124.77'; thence run S 43°26'17" E a distance of 173.26' to the Northwesternly Right-of-Way line of Shelby County Road #369 (Dogwood Circle); thence run S 41°09'49" W along said Northwesternly Right-of-Way line a distance of 46.07'; thence run S 00°28'03" W and leaving said Right-of-Way a distance of 160.12' to the South line of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 16; thence run N 89°30'33" W along said South 1/4-1/4 line a distance of 181.50'; thence run N 37°37'33" W and leaving said 1/4-1/4 line a distance of 126.51'; thence run N 09°59'50" W a distance of 45.52'; thence run N 40°34'54" W a distance of 36.07'; thence run N 00°28'16" E a distance of 38.52'; thence run N 89°30'33" W a distance of 33.55'; thence run Northwesternly a distance of 34.47' to a point 8' Westerly of an 8 inch water oak tree; thence run Southwesterly along the bank of a lake for 65', more or less, to a point; thence run N 89°30'33" W a distance of 131.50' to the Point of Beginning.

Said property as described containing 4.88 acres, more or less, less and except a portion of the above described property which lies within the 50' Right-of-Way of said County Road #369.  
Net Acreage = 4.68 acres, more or less.

Also, a 15' Easement for Ingress & Egress for the above described property being more particularly described as follows:

Commence at the Southwest corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama; thence run N 00°28'03" E along the West line of said 1/4-1/4 Section a distance of 501.19', thence run S 89°30'33" E a distance of 292.14'; thence run N 47°07'27" E a distance of 157.50' to the Point of Beginning of a 15' wide Easement for Ingress and Egress which lies Southeasterly with and contiguous to the following described line; From the Point of Beginning thus obtained, continue N 47°07'27" E along the Northwesternly line of said Easement a distance of 171.56' to the Southwesterly Right-of-Way line of Shelby County Road #369 (Dogwood Circle), this being the Point of Ending of said Easement.



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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 Amber Cospier
Mailing Address 625 Dogwood Circle
Birmingham, AL 35244

Grantee's Name Marianne Bishop
Mailing Address 625 Dogwood Circle
Birmingham, AL 35244

Property Address 625 Dogwood Circle
Birmingham, AL 35244

Date of Sale December 2, 2015

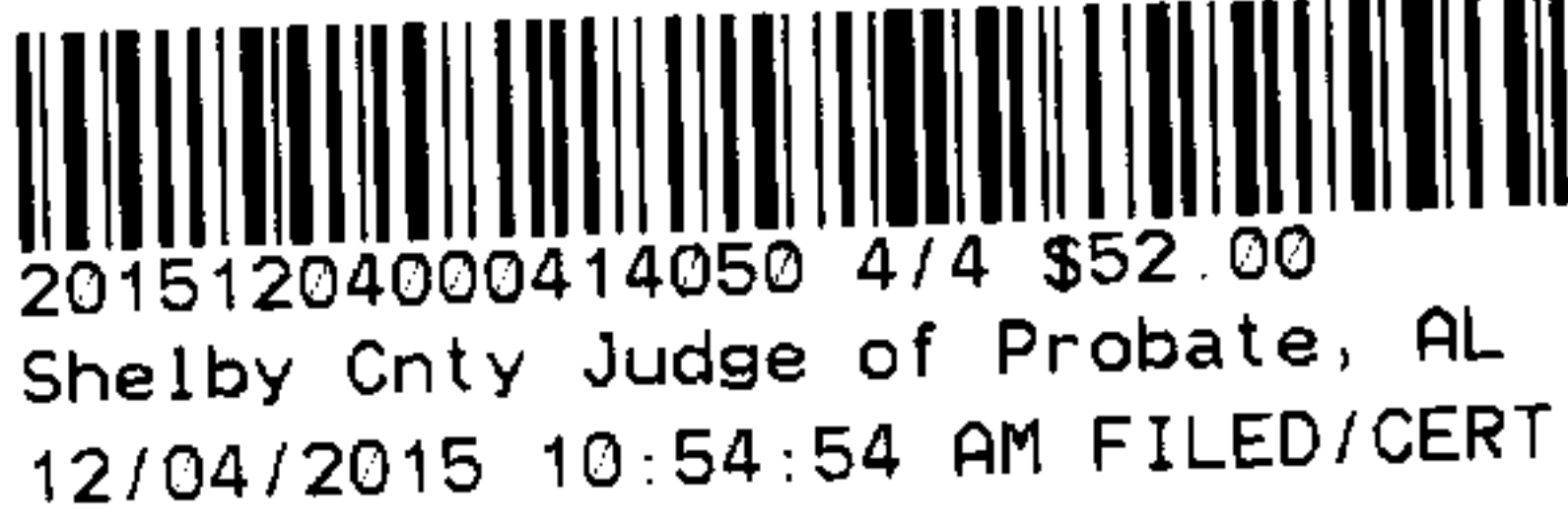
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 28,860.00



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 1/2 Assessed Value

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 12/2/2015

Print James J. Odum Jr. / atty

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form