


Recording Requested by:
When Recorded Mail To:

MARGUERITE O. BEDSOLE

Name:
Mailing Address:
City:
State:
Zip Code:

MARGUERITE O. BEDSOLE
216 Doyle Drive
Montevallo
AL
35115

Paid \$110,000.00

20100920000307970 1/2 \$126.00
Shelby Cnty Judge of Probate, AL
09/20/2010 01:37:40 PM FILED/CERT
Shelby County, AL 09/20/2010
State of Alabama
Deed Tax : \$110.00

Above Space For Recordors Use

SOURCE OF TITLE: 20021022000520770

WARRANTY DEED with Reservation of Life Estate

GRANTOR:

MARGUERITE O. BEDSOLE, of 216 Doyle Drive, Montevallo, Alabama, 35115. BEING THE SURVIVOR OF THAT JOINT TENANCY WITH RIGHT OF SURVIVORSHIP DEED BETWEEN GRANTOR AND CURTIS BEDSOLE, WHO DIED ON July 2, 2010 and whose death certificate is attached to this deed.

GRANTEE: STEVEN PARKER BEDSOLE, ALICE B. MATTHEWS, and EDITH B. SMOTHERS, as TENANTS IN COMMON,

For valuable consideration, Grantor does hereby grant and convey to Grantees, their heirs and assigns, a remainder interest subject to a complete defeasance as set forth below, in and to:

Property Legal Description:

LOT 26, according to the Map and Survey of Sunnydale Estates, Third sector, as recorded in Map Book 7, Page 78 in the Probate office of Shelby County, Alabama. Subject to all easements, restrictions and reservations of record.

PROVIDED, however, that the Grantor **has reserved** the use and enjoyment of said property for the life of the Grantor and that the grant of said property to Grantees is subject to the following powers retained by the Grantor:

1. The Grantor shall retain possession and control of all of the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantor.
2. The Grantor retains the unrestricted and limited right to dispose of her interest in said property during the life of the Grantor, including without limitation, the power to consume, sell in fee simple or on conditions, gift, mortgage, encumber, and convey or dispose of the property in any manner in the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee Remaindermen, and to keep any and all proceeds derived therefrom without obligation

to the Grantee Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen, their heirs and assigns. AND the Grantor hereby covenants and agrees that he warrants SPECIALLY the property hereby conveyed.

WITNESS Grantor's hand this 17th day of SEPTEMBER, 2010;

Marguerite Bedsole
MARGUERITE O. BEDSOLE, Grantor

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

NOTARY ACKNOWLEDGMENT

STATE OF: ALABAMA

COUNTY OF: JEFFERSON

On this 17 day of September, 2010, before me, the undersigned, a notary public in and for said state personally appeared **MARGUERITE O. BEDSOLE** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public

William G. Nolan
Printed Name

My Commission Expires:

1/15/2013

WILLIAM G. NOLAN
Notary Public, State of Alabama
Alabama Go to Al Large
My Commission Expires
January 15, 2013