

Value \$170,000.00  
1st Page \$17.00  
2nd Page \$3.00  
Deed Tax \$20.00

Recording Requested by: **Marie Hurst McCranie**  
When Recorded Mail To:  
Name: **Marie Hurst McCranie**  
Mailing Address: 117 Greenfield Lane  
City: Alabaster  
State: AL  
Zip Code: 35007

*Above Space For Recorders Use*

**SOURCE OF TITLE:** instr # 1993-12315

### **WARRANTY DEED with Reservation of Life Estate**

#### **GRANTOR:**

**Marie Hurst McCranie, a/k/a MARIE S. HURST**, being one and the same person, (and sole owner of the subject real estate due to the death of her former spouse, Knox M. Hurst, Jr.) a married woman, 117 Greenfield Lane, Alabaster, Alabama, 35007. As this real estate constitutes the homestead of the Grantor, Grantor's spouse, **CARL MONROE MCCRANIE** is signing the deed not as a grantor but only to waive any and all claims that he may have on subject real estate as spouse of said Grantor.

**GRANTEES:** KNOX MILLER HURST, III and KAREN HURST BURKS, 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 18**, according to the Survey of Greenfield, Sector I, as recorded in Map Book 15, Page 111, in the Probate Office of Shelby County, Alabama

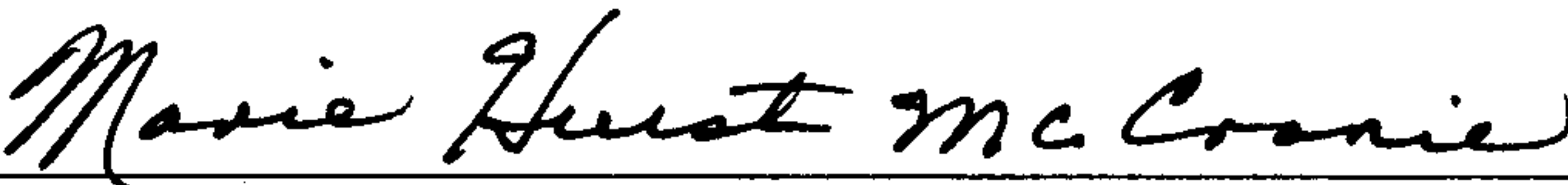
PROVIDED, however, that the Grantor **has reserved** the use and enjoyment of said property for the life of the Grantor and that the grant of said property to Grantees is subject to the following powers retained by the Grantor:

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 the property during the life of the Grantor, including without limitation, the power to consume, sell in fee simple absolute 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 she warrants SPECIALLY the property hereby conveyed.

WITNESS Grantor's hand this 2<sup>nd</sup> day of December, 2011;



Marie Hurst McCranie, a/k/a Marie S. Hurst,  
Grantor



Carl Monroe McCranie,  
Spouse of Grantor

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

### NOTARY ACKNOWLEDGMENT

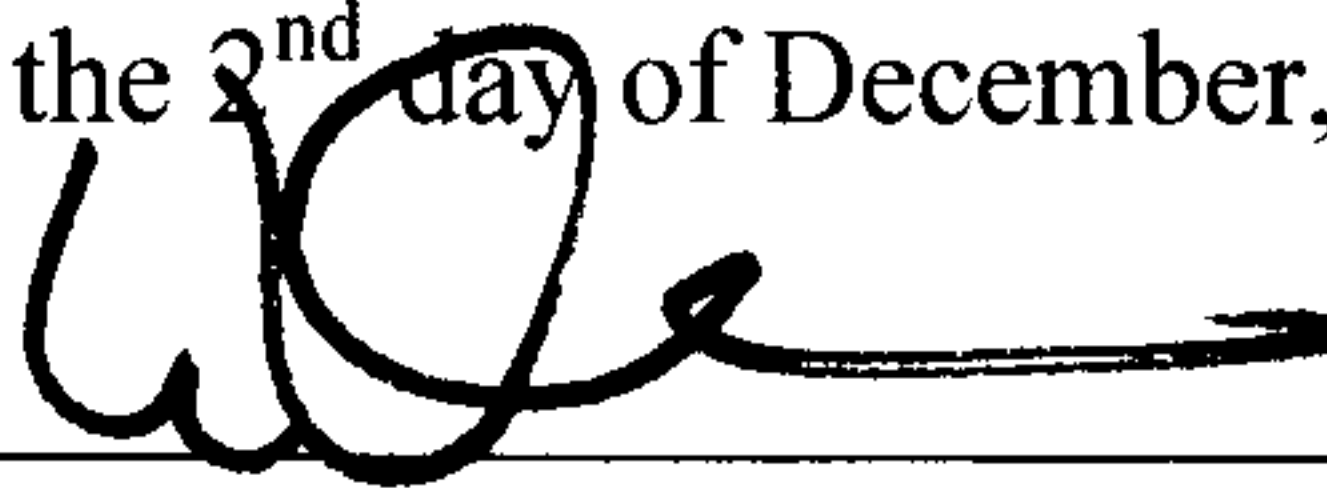
STATE OF ALABAMA }

JEFFERSON COUNTY }

#### General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marie Hurst McCranie**, who was once known as Marie S. Hurst, and **Carl Monroe McCranie**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

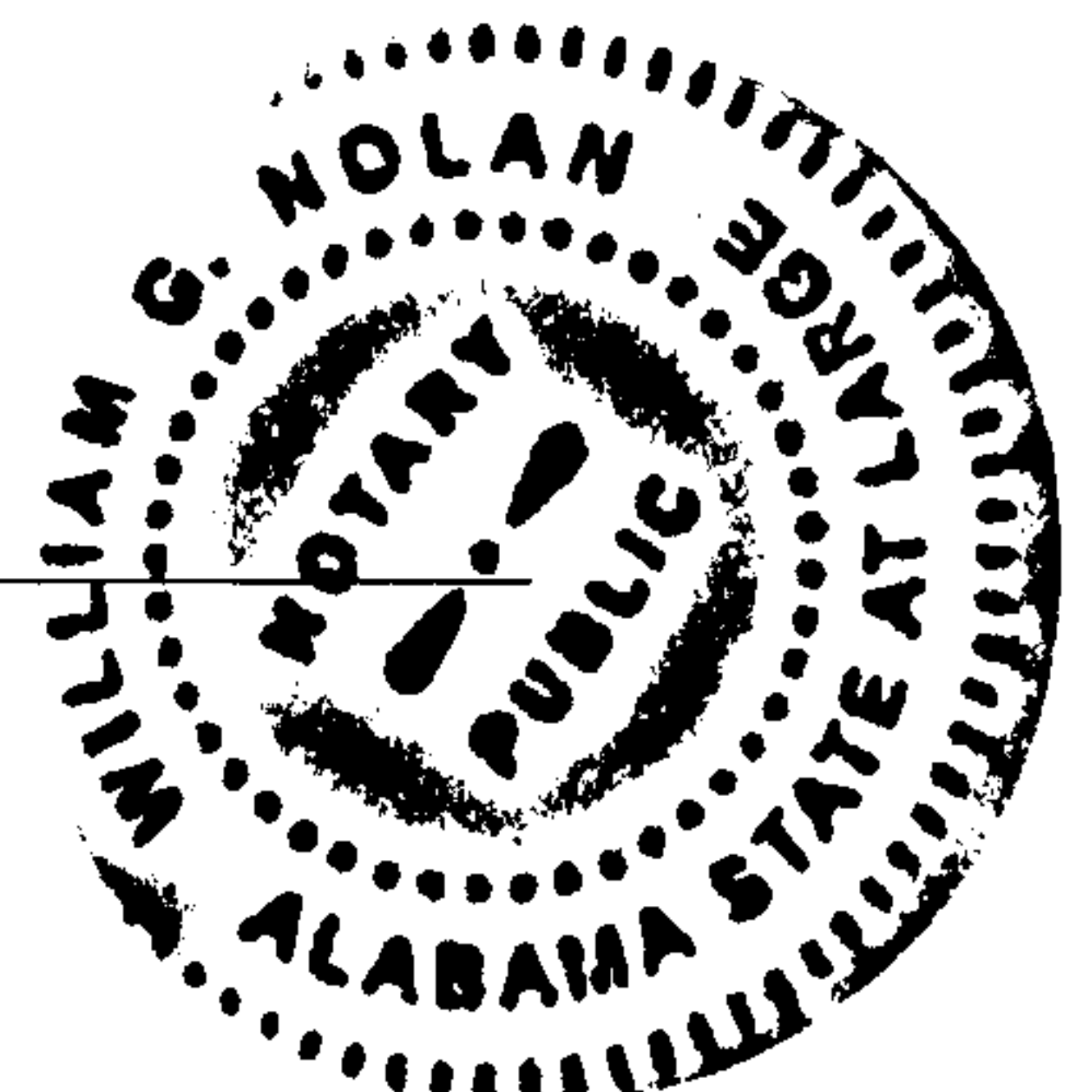
Given under my hand and official seal, this the 2<sup>nd</sup> day of December, 2011.



My Commission Expires:

1/15/2013

Notary Public



Notary Public  
Alabama  
My Commission Expires  
1/15/2013