

THIS INSTRUMENT PREPARED BY:

**James J. Odom, Jr.
Post Office Box 11244
Birmingham, AL 35202-1244**

SEND TAX NOTICE TO:


**First United Methodist of Alabaster, Inc.
10903 Alabama 119
Alabaster, AL 35007**

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT in consideration of One and No/100 Dollar (\$1.00) paid to the undersigned First United Methodist of Alabaster, Inc., an Alabama not-for-profit corporation (hereinafter referred to as "Grantor"), by Josh Carden ("Carden") and Dorothy Burkett ("Burkett") (hereinafter referred to, together, as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor hereby gives and conveys to Josh Carden for and during his lifetime ("Carden Life Estate"), and to Dorothy Burkett for and during her lifetime ("Burkett Life Estate"), each an estate in the property described below (hereinafter called the "Property").

The use and benefit of the Carden Life Estate conveyed hereby are expressly made subject to the condition that after the death of Burkett, should Carden cease to occupy the Property for as many as sixty (60) consecutive days, **AND** First United Methodist of Alabaster, Inc. shall not have been delivered a certificate signed by an official of a health care facility in which Josh Carden then resides stating that he is a resident on a temporary basis and is expected to be physically able or fit to resume occupancy of the Property within the following one hundred twenty (120) days, the Carden Life Estate granted hereby shall terminate automatically, it being understood that notwithstanding the issuance and receipt of such certificate, in all events, the Carden Life Estate shall terminate upon Carden's failure to occupy the Property continuously for 180 days.


20121221000487930 1/3 \$79.00
Shelby Cnty Judge of Probate, AL
12/21/2012 10:36:00 AM FILED/CERT

Shelby County, AL 12/21/2012
State of Alabama
Deed Tax: \$61.00

The Property is located in Shelby County, Alabama, and described as follows:

Lot 2, according to the Final Plat of Blaising Subdivision, as recorded in Map Book 42, at Page 63, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building line(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restriction(s) as shown by recorded map; (5) Easement to Alabama Power Company recorded in Deed Book 221, at Page 653, and Instrument #20120531000191990, in the Probate Office of Shelby County, Alabama; (6) Restrictions appearing of record in Deed Book 268, at Page 734, in the Probate Office of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 15 day of November, 2012.

WITNESS:

Jane Cornelius
Jane Cornelius
Jane Cornelius

First United Methodist of Alabaster, Inc.

By:

Peter Peterson
Peter Peterson, as its Trustee

By:

Bill Strickland
Bill Strickland, as its Trustee

By:

Dottie Amerson
Dottie Amerson, as its Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peter Peterson, Bill Strickland and Dottie Amerson, whose names as Trustees of First United Methodist of Alabaster, Inc., an Alabama not for profit corporation, 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, they, in their capacities as Trustees and with full authority, executed the same for and as the act of said corporation.

Given under my hand and seal this 15 day of November, 2012.

Janae W. Pelham
Notary Public

My Commission Expires: 7-29-2015

JANAE W. PELHAM
NOTARY OF PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: JULY 29, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS
AUTO OWNERS INSURANCE


20121221000487930 2/3 \$79.00
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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 First United Methodist Church
Mailing Address of Alabaster, Inc.
10903 Alabama 119
Alabaster, AL 35007

Grantee's Name Josh Carden & Dorothy Burkett
Mailing Address 60 Washington Lane
Alabaster, AL 35007

Property Address 60 Washington Lane
Alabaster, AL 35007

Date of Sale December __ 2012

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 60,800 (2/3 of Assessed Value)

Life Estate

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

☐ Appraisal

☐ Sales Contract

☒ Other Shelby County Tax Assessor

☐ Closing Statement

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 _____

Print _____

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20121221000487930 3/3 \$79.00
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Print Form

Form RT-1