

This instrument was prepared by:
Aaron Law Firm
123 First Street N.
Alabaster, AL 35007

SEND TAX NOTICE TO:
Lisa Ann Hubbard Gray
271 Southern Lane
Helena, AL 35080

STATE OF ALABAMA)
)
SHELBY COUNTY) **LIFE ESTATE**

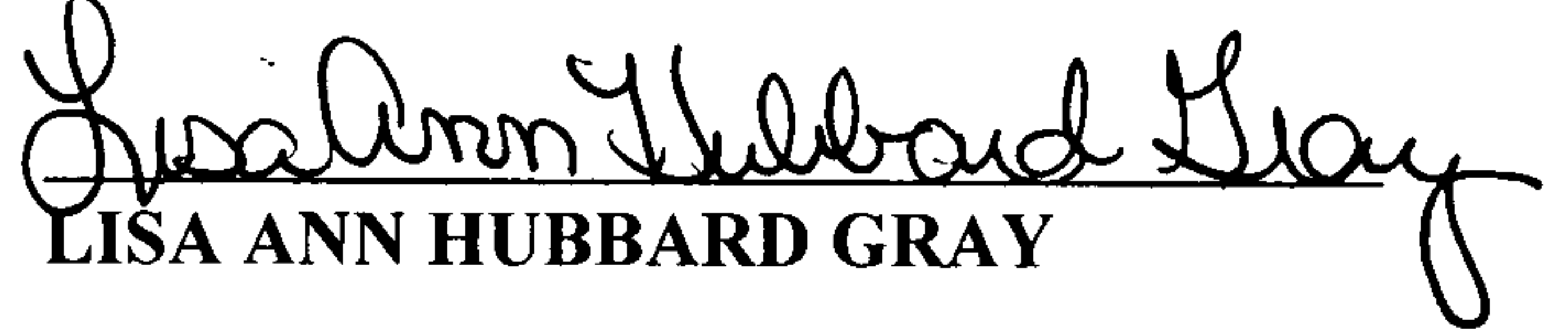
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten Dollars, **CECIL HUBBARD** a married man, as owner through joint right of survivorship (herein referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor hereby **RELEASES, GRANTS, AND CONVEYS** a life estate in a portion of the subject Property including buildings and improvements which is more fully described below unto **LISA ANN HUBBARD GRAY**, a married woman (herein referred to as Grantee), the following-described real estate, situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the NE corner of Section 8, Township 21 South Range 4 West, Shelby County, Alabama and run thence southerly along the east line of said distance of 1099.24' to the point of beginning of the property being described; Thence continue along last described course and along existing the SE 1/4 of the SE 1/4 of Said Section 5 and run in a northerly direction along an existing fence line a distance of 258.82' to a point at an existing fence corner; Thence turn 87degrees 17 minutes 50 seconds right and run westerly along an existing fence line a distance of 841.50' to a point; Thence turn 92 degrees 42 Minutes 06 seconds right and run northerly a distance of 258.82' to a point at an existing fence corner; Thence turn 87 degrees 17 minutes 53 seconds right and run easterly along an existing fence line a distance of 841.50' to the point of beginning, containing 4.99 acres and subject to any and all easements, agreements, rights of way, restriction and/or limitations of probated record or applicable law.

for and during her natural life, provided that such Life Estate shall terminate upon her death or vacation of the Life Estate Property. Vacation of the Life Estate Property shall include, without limitation, failure to permanently reside in the residence or sale of the residence. **LISA ANN HUBBARD GRAY** shall continue to use the Life Estate Property in the same manner as it is being used as of the Effective Date. **LISA ANN HUBBARD GRAY** agrees that such Life Estate is vested in her alone and may not be assigned or otherwise transferred in any manner without the written consent of the Buyer. The Life Estate Property remains with the **GRANTOR**, his successors and assigns forever, to Have and Hold with all the rights, easements, and appurtenances there unto belonging, and all the rents, issues, and profits thereof, from and after the death of **LISA ANN HUBBARD GRAY**, subject however, to all legal highways and subject to the exceptions, reservations, and conditions herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 2nd day of May, 2014.

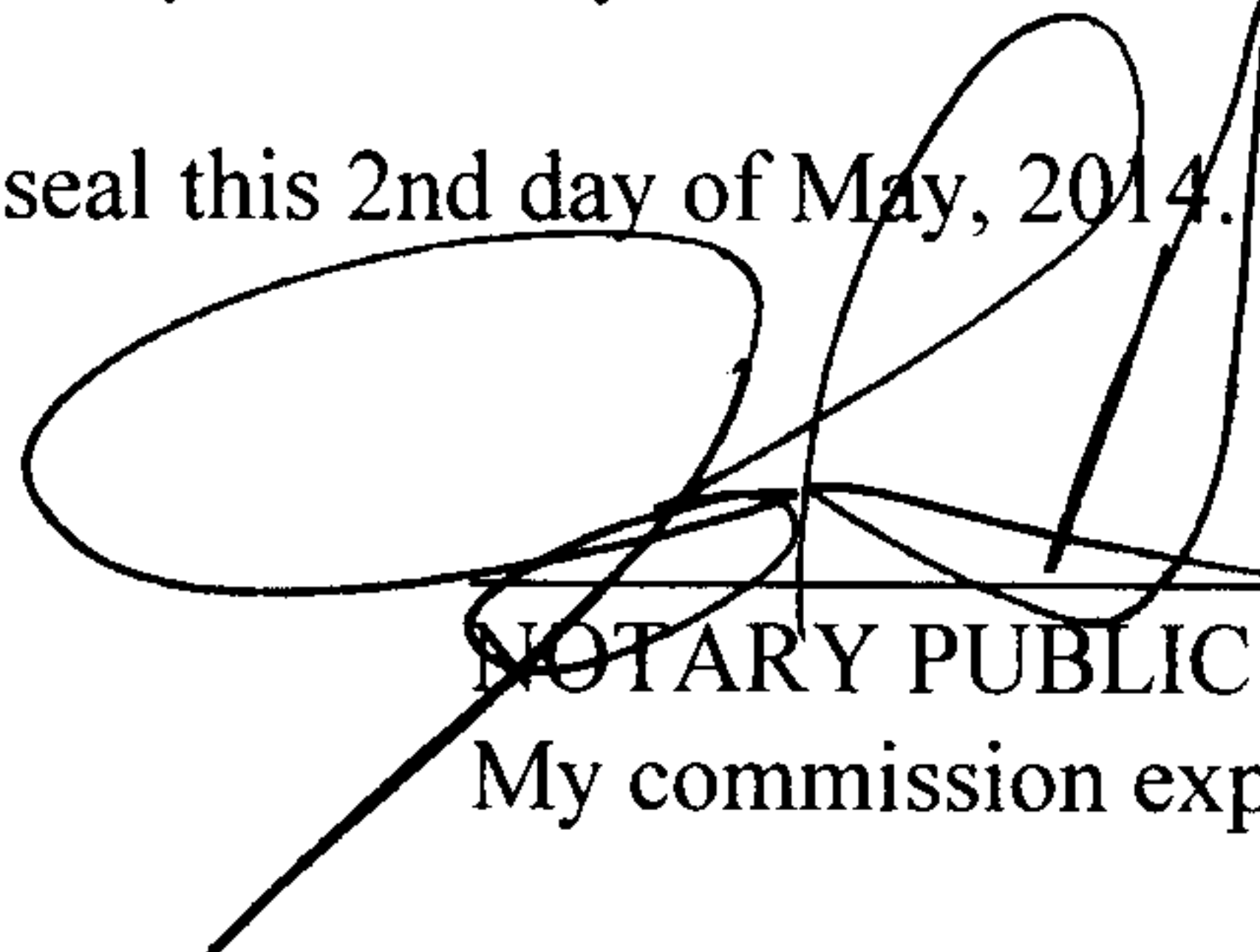
GRANTEE


LISA ANN HUBBARD GRAY

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LISA ANN HUBBARD GRAY** whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.


Given unto my hand and official seal this 2nd day of May, 2014.


NOTARY PUBLIC
My commission expires: 11/27/15

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 2nd day of May, 2014.

GRANTOR

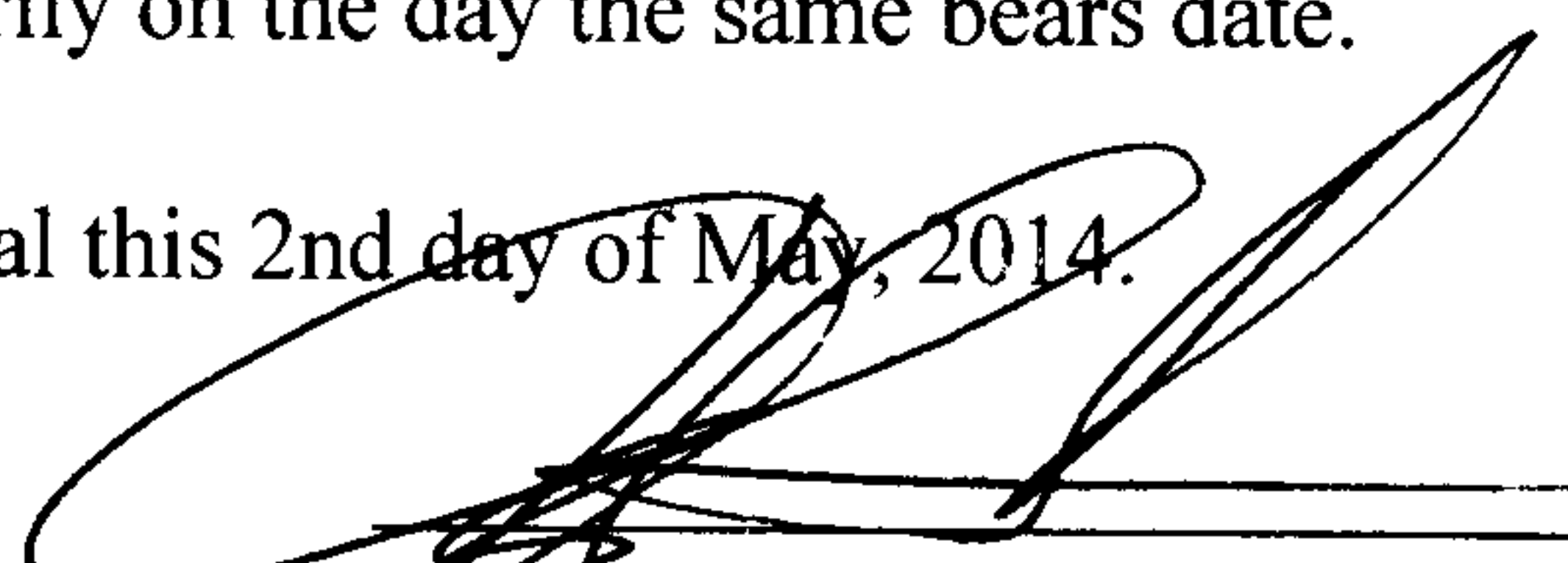

CECIL HUBBARD


20140603000167680 2/3 \$108.00
Shelby Cnty Judge of Probate, AL
06/03/2014 01:24:57 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LISA ANN HUBBARD GRAY** whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given unto my hand and official seal this 2nd day of May, 2014.


NOTARY PUBLIC
My commission expires: 11/27/15

Real Estate Sales Validation Form

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

Grantor's Name Cecil Hubbard
Mailing Address 3556 Hwy 13

Helena, AL 35080

Grantee's Name Lisa Ann Hubbard Gray
Mailing Address 271 Southern Lane

Helena, AL 35080

Property Address 271 Southern Lane
Helena, AL 35080

Date of Sale No Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$87,980

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 Tax Assessor's Assessment

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

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 6/3/14

Unattested

(verified by)

Print John Dalton

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1