

When Recorded Return to:

Jewel Anderson
5405 Crossings Lake Circle
Birmingham, AL 35242

Warranty Deed

THE GRANTOR: JEWEL ANDERSON, a single person, for in consideration of One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEES: Troy D. Anderson, 358 Cedar Hill Drive, Birmingham, Shelby County, Alabama 35242; and Denise Anderson Beauchamp, 1745 Ridge Oak Place, Alpharetta, Fulton County, GA, 30022, as tenants in common, the following described real estate, situated in Birmingham, in the County of Shelby, State of Alabama:

Lot 407, according to the Survey of Caldwell Crossings Fourth Sector, Phase One, as recorded in Map Book 36 Page 28, in the Probate Office of Shelby County, Alabama.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the GRANTOR hereby covenants with the GRANTEES that GRANTOR is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that GRANTOR, her heirs, executors and administrators shall warrant and defend the title unto the GRANTEES, their heirs and assigns against all lawful claims whatsoever.

EXCEPTING AND RESERVING unto GRANTOR a life estate interest in the above-described real estate on the terms listed below:

TERMS OF LIFE ESTATE

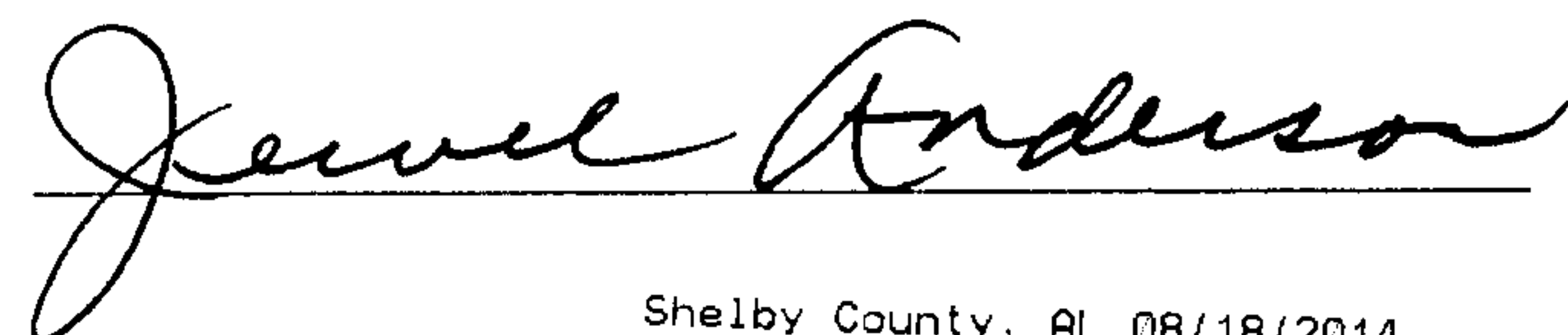
Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during her lifetime. Grantor may commit waste on the premises if she desires to do so.

Tax Parcel Number: 102100007007.000

Deed drafted by: Jewel Anderson, 5405 Crossings Lake Circle, Birmingham, AL 35242

GRANTOR SIGNATURE

DATED



8-18-14

Shelby County, AL 08/18/2014
State of Alabama
Deed Tax: \$216.50


20140818000258060 1/3 \$236.50
Shelby Cnty Judge of Probate, AL
08/18/2014 12:50:54 PM FILED/CERT

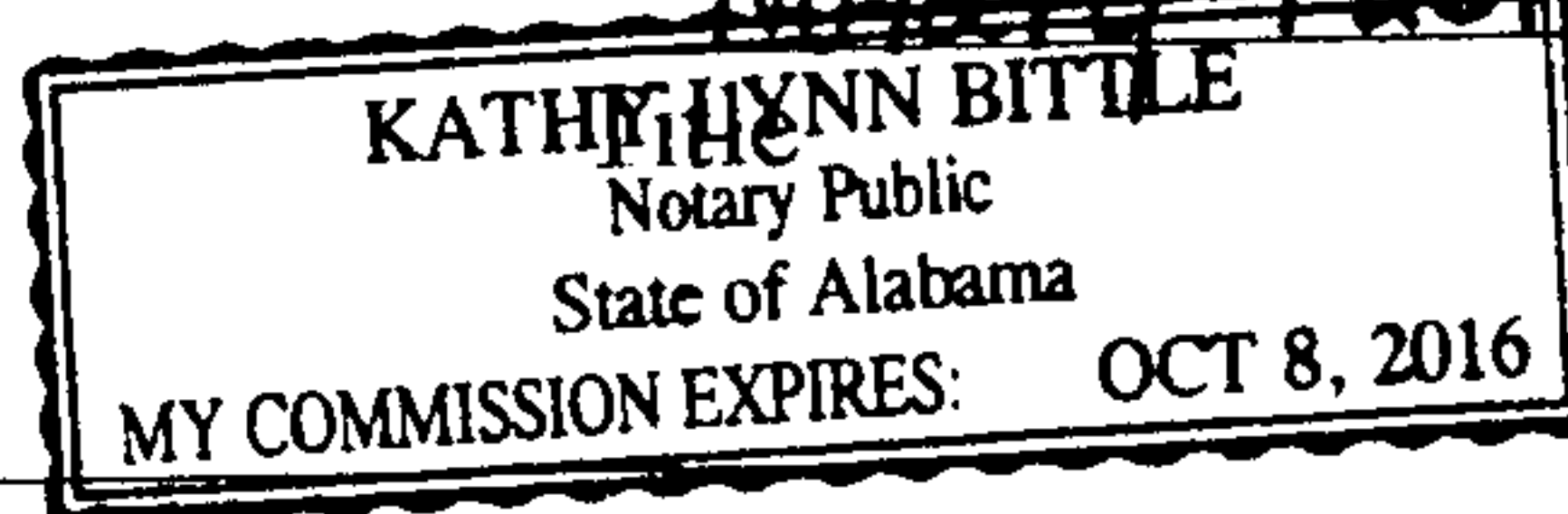
STATE OF ALABAMA
COUNTY OF SHELBY

On the 18th day of August, 2014, before me,
Kathy Bittle, personally appeared JEWEL
ANDERSON, known to me (or satisfactorily proven) to be the person whose name is
subscribed to the within instrument and acknowledged that she executed the same as for
the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kathy Bittle
Notary Public

Notary Public



My commission expires: _____

20140818000258060 2/3 \$236.50
Shelby Cnty Judge of Probate, AL
08/18/2014 12:50:54 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jewel Anderson
Mailing Address 5405 Crossings Lake Cir
B'ham 35242

Grantee's Name Troy Anderson
Mailing Address 358 Cedar Hill Dr.
B'ham, 35242

Property Address 5405 Crossings Lake Cir
B'ham 35242

Date of Sale 8/18/14
Total Purchase Price \$

or
Actual Value \$

or
* Assessor's Market Value \$324,200 2/3-216,132


20140818000258060 3/3 \$236.50
Shelby Cnty Judge of Probate, AL
08/18/2014 12:50:54 PM FILED/CERT

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 office

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 8/18/14
☒ Unattested

Print Jewel ANDERSON
Sign Jewel Anderson
(Grantor/Grantee/Owner/Agent) circle one

Karen Molsen
(verified by)