

  
20141006000313370 1/3 \$132.00  
Shelby Cnty Judge of Probate, AL  
10/06/2014 02:55:29 PM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY  
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA       )  
                                  )  
COUNTY OF SHELBY     )

Sent Tax Notice to:  
Sandra Ann King Walters  
136 Greenfield Lane  
Alabaster, Alabama 35007-3700

**STATUTORY WARRANTY DEED**  
**WITH RESERVATION OF LIFE ESTATE**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantees herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

**SANDRA ANN KING WALTERS**, an unmarried woman,  
whose mailing address is **136 Greenfield Lane, Alabaster, Alabama 35007-3700**,

(herein referred to as "Grantor"), does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto her daughters,

**LAURA WALTERS BOX**,  
whose mailing address is **6216 Ransom Road, Irondale, Alabama 35210-4484**,

and

**SUSAN MICHELLE WALTERS SAINDON**,  
whose mailing address is **134 Saint Charles Drive, Helena, Alabama 35080-7008**,

(herein referred to each singularly as a "Grantee" and collectively as "Grantees"), as tenants in common, in equal undivided interests, **BUT SUBJECT, HOWEVER, TO THE RESERVATION BY THE GRANTOR OF A LIFE ESTATE AS STATED BELOW**, the following described real property situated in Shelby County, Alabama (the "Property"), the property address of which is **136 Greenfield Lane, Alabaster, Alabama 35007**, and the Assessor's Market Value of which is **\$168,000.00**, as can be verified by the Shelby County, Alabama Property Tax Commissioner (Parcel No. **13 7 35 2 001 008.005**), to-wit:

**LOT 10, ACCORDING TO THE SURVEY OF GREENFIELD, SECTOR I, AS  
RECORDED IN MAP BOOK 15, PAGE 111, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.**

Shelby County, AL 10/06/2014  
State of Alabama  
Deed Tax: \$112.00

**TOGETHER WITH ALL AND SINGULAR** the rights, members, privileges, improvements, hereditaments, tenements, and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.

**EXCEPT THAT, AS TO ALL OF THE ABOVE-DESCRIBED PROPERTY, THE GRANTOR EXPRESSLY RESERVES UNTO HERSELF A LIFE ESTATE THEREIN, TOGETHER WITH THE RIGHT TO USE AND/OR OCCUPY THE SAME AS THE GRANTOR SEES FIT, AND TO COLLECT THE RENTS, ISSUES AND PROFITS THEREFROM, SO LONG AS THE GRANTOR SHALL LIVE.**

**This conveyance is made subject to:**

1. Ad valorem taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said Property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Probate Office of Shelby County, Alabama; recorded or unrecorded leases, if any, affecting said Property; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property conveyed herein.

**NOTE:** The Property herein conveyed **IS and, following the delivery of this Deed, will continue to be the homestead of the Grantor.**

**NOTE:** The Property was acquired by the Grantor by deed from Shirley M. Avent dated September 26, 1995, and filed for record on November 14, 1995, in Inst. #1995-32872, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said Grantees, as tenants in common, in equal undivided interests, and to each of the Grantees' respective heirs, executors and assigns, in fee simple forever, **subject, however, to the reservation of the life estate of the Grantor in the Property herein conveyed.**

**- Remainder of Page Intentionally Left Blank -  
Signature Page Follows -**



IN WITNESS WHEREOF, the said Grantor has hereto set her hand and seal on this the \_\_\_\_\_ day of Oct 6, 2014.

"GRANTOR"

Sandra Ann King Walters  
Sandra Ann King Walters

STATE OF ALABAMA )

COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Sandra Ann King Walters, whose name 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of October, 2014.

{ SEAL }

Kelly B. Mullin  
Notary Public

My Commission Expires:

Kelly B. Mullin  
Notary Public State At Large  
Commission Expires  
June 23, 2017

**This instrument prepared by:**

Katherine N. Barr, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South (35205)  
P.O. Box 55727  
Birmingham, Alabama 35255-5727