

STATE OF ALABAMA ◇
COUNTY OF SHELBY ◇

Shelby County, AL 02/09/2015
State of Alabama
Deed Tax: \$113.50

DEED OF GIFT RETAINING LIFE ESTATE

THIS INDENTURE, made and entered into on this the 30th day of January, A.D., 2015, by and between PEGGY H. COFFEE, a widow, as party of the first part, and CONSTANCE COFFEE ALLEN, DONALD WILFRED COFFEE, JR. and CHRISTINE COFFEE GRANT, as party of the second part,

W I T N E S S E T H:

THAT, WHEREAS, the hereinafter described real estate was heretofore conveyed to the party of the first part and her husband, DONALD W. COFFEE, as joint tenants with right of survivorship, by deed from PAMELA JOACHIM, as Personal Representative of the Estate of DONALD JOHNS, Deceased, dated April 1, 2014, filed for record May 1, 2014, and recorded in the Probate Office of Shelby County, Alabama, as Document Number 20140501000129760; and,

WHEREAS, the said DONALD W. COFFEE died on, to-wit: August 6, 2014, and the party of the first part, as survivor and sole owner of the hereinafter described real estate, desires to convey the same to the party of the second part, her children, for the sole consideration of the love and affection she bears for her said children, but reserving therein a life estate in herself.

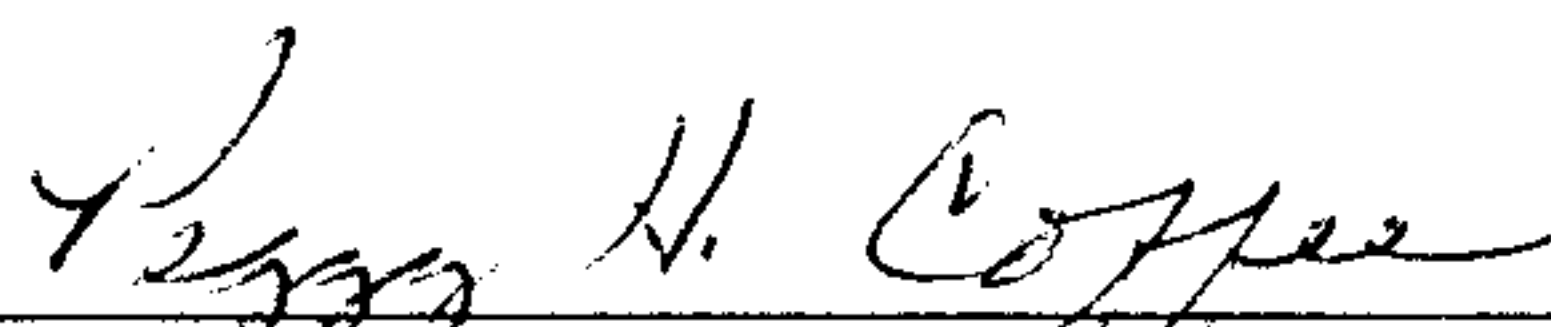
NOW, THEREFORE, in consideration of the sum of ONE AND NO/100THS DOLLARS (\$1.00), cash in hand paid to the party of the first part by the party of the second part, the receipt of which is, upon the delivery of these presents, hereby acknowledged, and the further consideration of the love and affection that the party of the first part bears for her children, the party of the second part, has granted, bargained, and sold, and by these presents does grant, bargain, sell, and convey unto the said party of the second part, subject to the reservation by first party of a life estate for the lifetime of the party of the first part, the following described property, situate, lying and being in Shelby County, Alabama, to-wit:

Lot 11, Block 3, according to the Survey of Mission Hills Second Sector,
as recorded in Map Book 6, Page 114, in the Probate Office of Shelby
County, Alabama.

TO HAVE AND TO HOLD the above-described property unto the said party of the second part, and unto their heirs and assigns, forever, from and after the death of the party of the first part, together

with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; in fee simple, the said party of the first part retaining a life estate in said property, and the party of the first part being entitled to the occupation, use, benefits and income from said property for and during the natural life of the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal on this, the day and date first above written.

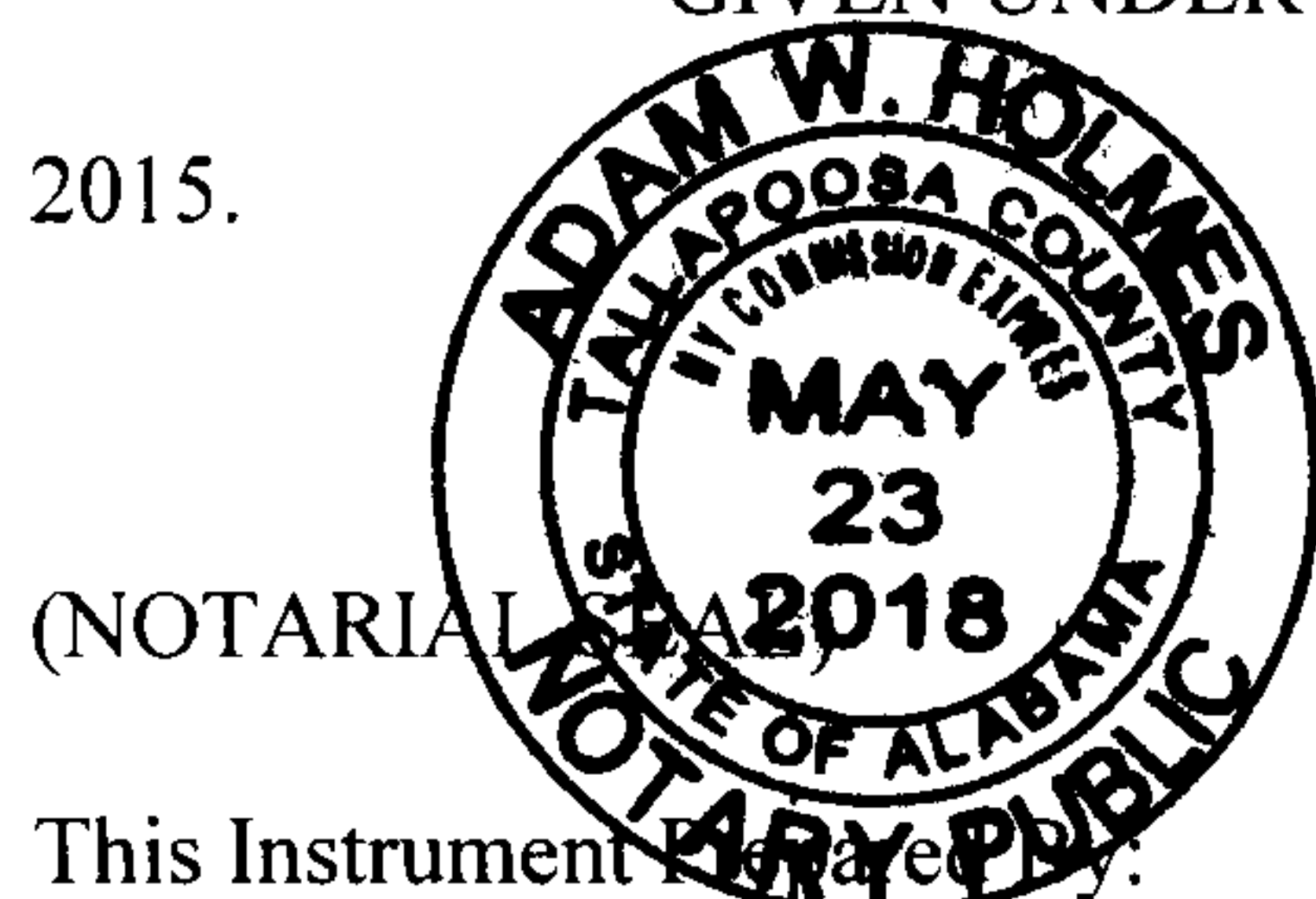
 (SEAL)
PEGGY H. COFFEE

STATE OF ALABAMA ◇

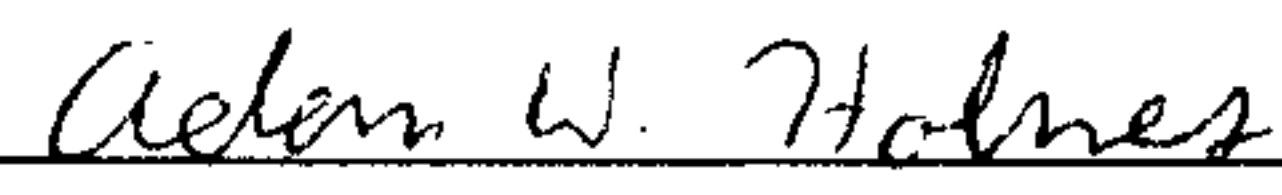
COUNTY OF SHELBY ◇

I, the undersigned authority in and for said County in said state, do hereby certify that PEGGY H. COFFEE, a widow, 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 the instrument, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL on this, the 30th day of January, A.D., 2015.



(NOTARIAL SEAL)


Notary Public, State of Alabama at large
My Commission Expires: 05-23-18

This Instrument Prepared By:
J. GARRISON THOMPSON, P.C.
Attorney at Law
Post Office Box 862
Selma, Alabama 36702-0862

Grantee's address:
202 Ridge Park Cove North
Raymond, MS 39154

Grantor's Address:
126 Mission Circle
Alabaster, AL 35007

Property Address:
126 Mission Circle
Alabaster, AL 35007

Property Value Per Tax Assessor's Records - \$150,800.00 *3/4 of value = 113,100*

(The preparation of this document does not constitute an examination of title as to the property described herein. The above attorney has made no such title examination unless reflected by separate documents signed by such attorney.)

