

20150505000146530 1/3 \$209.00
Shelby Cnty Judge of Probate, AL
05/05/2015 07:55:47 AM FILED/CERT

This instrument is to be cross-indexed with deeds recorded
in Instrument No. 20030708000430380 and corrected and
rerecorded in Instrument No. 20030806000510750.

**THIS INSTRUMENT IS BEING EXECUTED FOR THE PURPOSE OF TERMINATING THE
GRANTOR'S LIFE ESTATE AND OTHER RIGHTS IN THE PROPERTY HEREIN
DESCRIBED.**

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF A SURVEY.
NO REPRESENTATIONS CONCERNING THE ACCURACY OF THE LEGAL DESCRIPTION
ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Frank E. Plan, Personal Representative
Estate of Randy Joel Harper, Deceased
1553 Lakewood Place
Auburn, Alabama 36830-2107

**TERMINATION AND RELEASE OF LIFE ESTATE AND OTHER RIGHTS
AND QUITCLAIM DEED**

**THIS TERMINATION AND RELEASE OF LIFE ESTATE AND OTHER RIGHTS AND
QUITCLAIM DEED** is executed as of the 24th day of April, 2015, by

MILDRED A. RAINES, an unmarried woman,
whose mailing address is **3023 Massey Road, Apt. I, Vestavia, Alabama 35216-3650**,

(hereinafter referred to as "Grantor"), in favor of

**FRANK E. PLAN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF
RANDY JOEL HARPER, DECEASED,
PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NO. PR-2015-000100,**
whose mailing address is **1553 Lakewood Place, Auburn, Alabama 36830-2107**,

(hereinafter referred to as "Grantee").

WHEREAS, by deed from the Grantor to Randy Joel Harper, dated July 2, 2003, and filed for record on July 8, 2003, in Instrument No. 20030708000430380 in the Probate Office of Shelby County, Alabama, and corrected and rerecorded on August 6, 2003, in Instrument No. 20030806000510750 in said Probate Office (as so corrected, the "Randy Harper Deed"), Grantor did convey to Randy Joel Harper the following described real property (hereinafter referred to as "Property") situated in Shelby County, Alabama (having a **property address of Carl Raines Lake Road, Birmingham, Alabama 35244**, and an aggregate **Assessor's Market Value of \$377,270.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel Nos. 11 7 25 0 001 035.005, 11 7 25 0 001 035.004, 11 7 25 0 001 035.003, and 11 7 25 0 001 035.000), to wit:

Lots 1, 2, 3 and 4 of the Carl H. Raines Irrevocable Granddaughters' Trust Family Subdivision, as recorded in Map Book 28, Page 57, in the Probate Office of Shelby County, Alabama; the same being formerly described as follows:

A part of the NE 1/4 of NW 1/4 of Section 25, Township 19, Range 3 West, described as follows: Begin on the West line of said forty acres where the Old Montgomery Road crosses said West line and run North 756 feet to the NW corner of said forty; thence East 745 feet to the NW corner of the lot sold to D. O. Hogue; thence South 756 feet to said Old Montgomery Road; thence West 745 feet to the point of beginning. Mineral and mining rights excepted.

WHEREAS, the conveyance of the Property by the Grantor to the said Randy Joel Harper pursuant to the Randy Harper Deed was subject to the reservations by the Grantor of (i) a life estate in Lot 4 of the Property (the "Life Estate Reservation"), as provided in Paragraph 1 of the Randy Harper Deed; and (ii) a right of first refusal to purchase the Property (the "Property Purchase Right"), as provided in Paragraph 2 of the Randy Harper Deed; and

WHEREAS, Randy Joel Harper died on or about January 15, 2015, and at such time remained the sole owner of the Property; and

WHEREAS, the Last Will and Testament of the said Randy Joel Harper dated June 26, 2014 (the "Decedent's Will") was duly admitted to probate in Case No. PR-2015-000100 in the Probate Court of Shelby County, Alabama, and, pursuant to Letters Testamentary issued in said case on March 3, 2015, Frank E. Plan was appointed as Personal Representative of the Decedent's estate and continues to serve in said capacity at the time of execution of this instrument; and

WHEREAS, the Life Estate Reservation and Property Purchase Right reserved unto the Grantor pursuant to the Randy Harper Deed are no longer required by the Grantor, and Grantor wishes to terminate the same.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, for herself her heirs, administrators and assigns, does hereby disclaim, release, terminate, quitclaim unto the Grantee, and discharge the Life Estate Reservation, the Property Purchase Right, and any and all other rights or interests of Grantor created by or arising out of the Randy Joel Harper Deed. The intent of this instrument is to release and terminate said Life Estate Reservation and Property Purchase Right in their entirety, to the effect that said Life Estate Reservation and Property Purchase Right shall be removed from the title records of this county to the full extent as if said Life Estate Reservation and Property Purchase Right had never been imposed on the Property or any part hereof, and the Grantor further acknowledges and agrees that, with the termination thereof, the Grantor shall have no further rights or interest with respect to any portion of the Property conveyed by the Grantor Deed.

TO HAVE AND TO HOLD all of the Property to Grantee, its successors and assigns in title as their interests may appear, free and discharged from the Life Estate Reservation, the Property Purchase Right, and any and all other rights of the Grantor created by or arising out of the Randy Joel Harper Deed.

NOTE: None of the Property is the homestead of the Grantor.

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

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal effective as of the date first above written.

GRANTOR:

Mildred A. Raines
Mildred A. Raines

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Mildred A. Raines, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24 day of April, 2015.

(SEAL)

Jennifer Barranco
Notary Public
My Commission Expires: 11/18/19

This Instrument Prepared By:
Tanya K. Shunnara, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727



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