

Send Tax Notice To:  
Susan Wilkinson  
265 Ashville Circle  
Montevallo, Alabama 35115

*This instrument was prepared by:*  
Laurie Boston Sharp  
P. O. Box 567  
Birmingham, AL 35007

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**Statutory Life Estate Warranty Deed**

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STATE OF ALABAMA    )  
  
COUNTY OF SHELBY    )

**KNOW ALL MEN BY THESE PRESENTS,**

THAT IN CONSIDERATION OF TEN THOUSAND and 00/100 DOLLARS (\$10,000.00) and other good and valuable consideration paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SUSAN A. WILKINSON, an unmarried woman** (herein referred to as Grantor), **reserving in herself a life estate** does grant, bargain, sell and convey unto my daughter, **BETH ANNE WILKINSON** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of SHELBY, to-wit:

**Lot No. 19 of Hubbard and Givhan’s Subdivision of the Northwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West, City of Montevallo, Alabama.**

**THE GRANTOR DOES EXPRESSLY RESERVE A LIFE ESTATE in the above described property unto the Grantor and her assigns. The Grantor shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor’s natural life. Upon the expiration of the Grantor’s natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantee.**

**The above Property is conveyed subject to:**

1. the lien of ad valorem and similar taxes for 2015 and subsequent years;
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
3. Any and all matters of record; and

**TO HAVE AND TO HOLD** unto the said Grantee her heirs and assigns forever, ***ONLY upon the expiration of the Grantor’s natural life;***

Shelby County, AL 06/22/2015  
State of Alabama  
Deed Tax: \$86.00

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the \_\_\_\_ day of June, 2015.

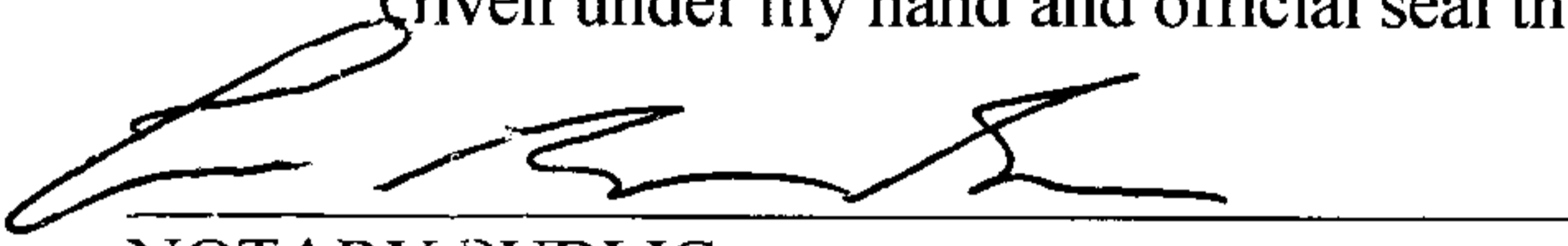
SUSAN A. WILKINSON



STATE OF ALABAMA        )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that SUSAN A. WILKINSON, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of June, 2015.



NOTARY PUBLIC

My commission expires: 5-13-2017



20150622000209940 2/3 \$106.00  
Shelby Cnty Judge of Probate, AL  
06/22/2015 04:25:13 PM FILED/CERT

Real Estate Sales Validation Form

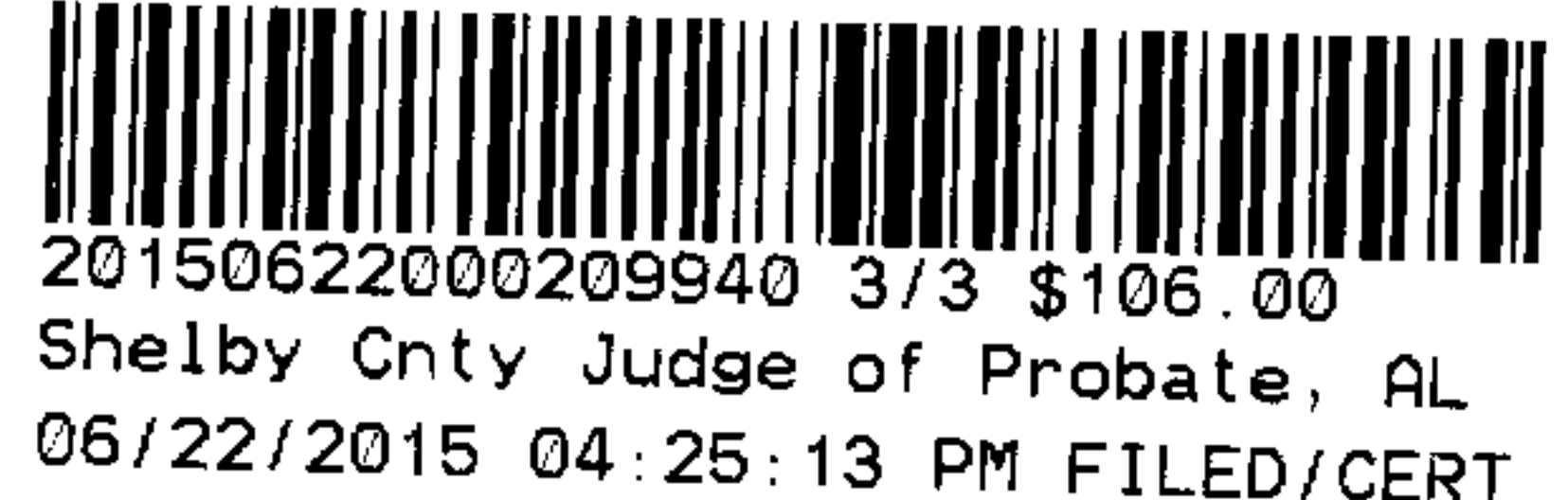
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name JISAN WILKINSON  
Mailing Address 265 Ashville Circle  
Montevallo, AL 35115

Grantee's Name Beth Anne Wilkinson  
Mailing Address 265 Ashville Circle  
Montevallo, AL 35115

Property Address 265 Ashville Circle  
Montevallo, AL 35115

Date of Sale 6-15-2015  
Total Purchase Price \$ \_\_\_\_\_



or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 85,600.00 (1/2 value)

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

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 6-22-15

Print Laurie Boston Sharp

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one