

This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Heather Diane Bennett
Kristin Elaine Gilmore
Lauren Nicole Gilmore
152 Hayesbury Court
Pelham, AL 35124

WARRANTY DEED, RESERVING A LIFE ESTATE

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Twenty Six Thousand Two Hundred Dollars and No Cents (\$126,200.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Regina Harrelson, an unmarried woman, whose mailing address is 21137 Blake Pruitt Road, Andalusia, AL 36420** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Heather Diane Bennett, Kristin Elaine Gilmore, and Lauren Nicole Gilmore, whose mailing address is 152 Hayesbury Court, Pelham, AL 35124** (herein referred to as Grantee, whether one or more) with a life estate reserved unto **Linda Gilmore**, the following described real estate, situated in Shelby, County, Alabama, the address of which is **152 Hayesbury Court, Pelham, AL 35124**; to wit;

LOT 138, ACCORDING TO THE SURVEY OF HAYESBURY, PHASE I, AS RECORDED IN MAP BOOK 28, PAGE 89, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 28, Page 89.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

15' building line Hayesbury Court as shown on recorded Map Book 28, Page 89.

20' Natural landscaped area across rear as recorded in Map Book 28, Page 89.

5' utility easement across the front as shown on recorded Map Book 28, Page 89.

5' easement along the front half of south property as shown on recorded Map Book 28, Page 89.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restriction recorded in Instrument 2001-27838 and amended in Instrument 2001-48731.

Articles of Incorporation for Hayesbury Townhomes Association as recorded in Instrument 2001-27839.

Deed for common areas to Hayesbury Townhomes Association as recorded in Instrument 2001-48732.

Permit to Alabama Power Company as recorded in Book 101, Page 550.

Right of Way to Shelby County as recorded in Book 135, Page 365 and Book 135, Page 366.

Easement to Pelham as recorded in Book 111, Page 687 and Book 275, Page 590.

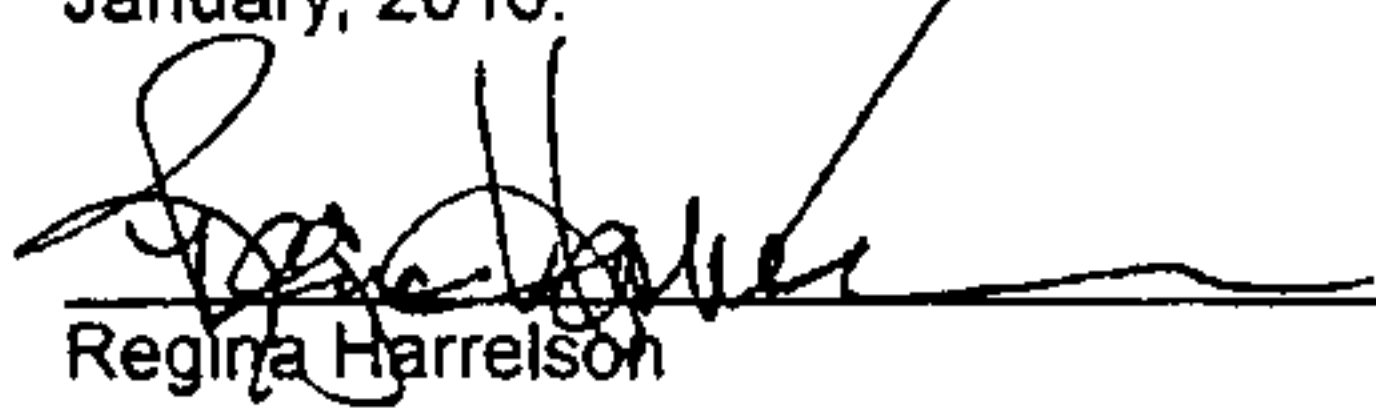
Easement to Alabama Power Company as recorded in Instrument 2002-18706.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

Shelby County, AL 02/04/2016
State of Alabama
Deed Tax: \$126.50

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of January, 2016.


Regina Harrelson

State of Alabama

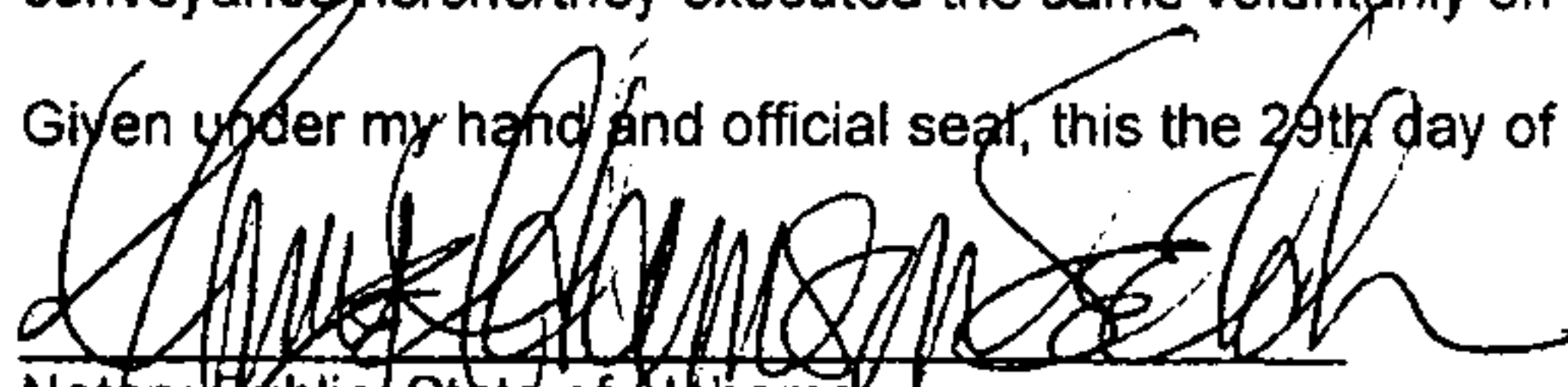
}

General Acknowledgment

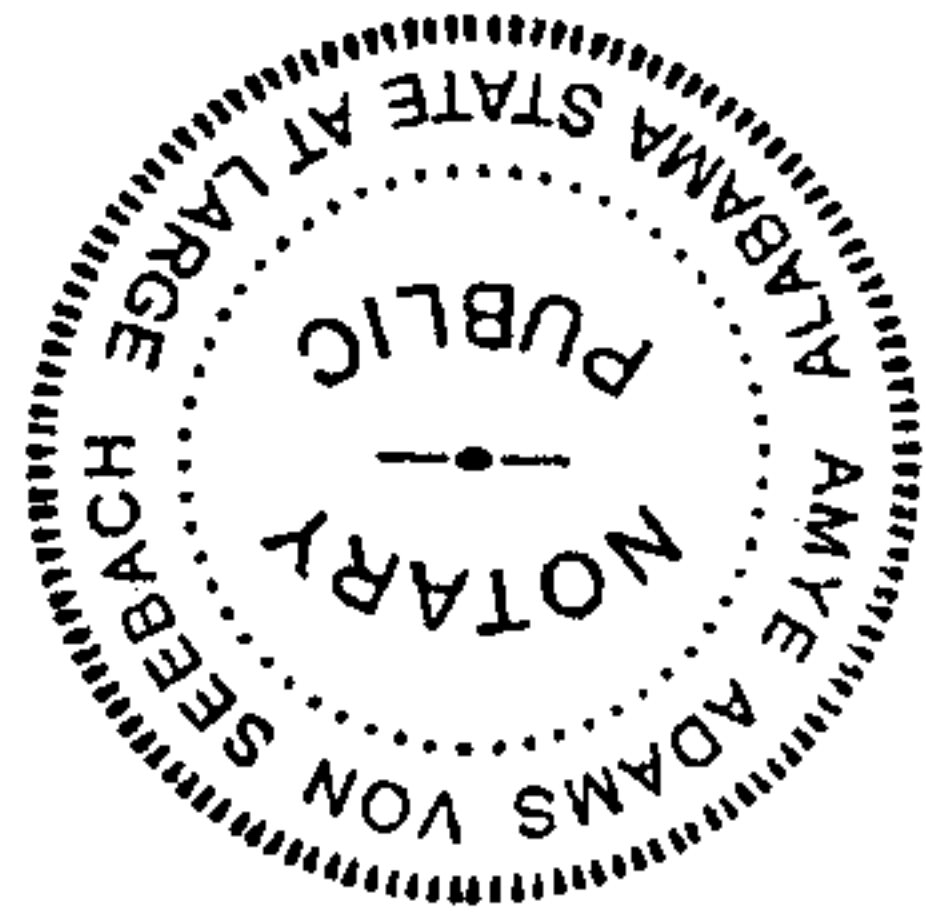
Jefferson County


I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Regina Harrelson, an unmarried woman, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of January, 2016.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires:

MY COMMISSION EXPIRES
JUNE 17, 2017




20160204000037310 2/3 \$146.50
Shelby Cnty Judge of Probate, AL
02/04/2016 04:01:36 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	Regina Harrelson	Grantee's Name	Heather Diane Bennett Kristin Elaine Gilmore Lauren Nicole Gilmore
Mailing Address	21137 Blake Pruitt Road Andalusia, AL 36420	Mailing Address	152 Hayesbury Court Pelham, AL 35124
Property Address	152 Hayesbury Court Pelham, AL 35124	Date of Sale	January 29, 2016
		Total Purchase Price	\$126,200.00
		or	
		Actual Value	
		or	
		Assessor's Market 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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	January 27, 2016	Print	Regina Harrelson
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

