

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Robert Edwin Lykes
1160 Big Cloud Circle
Alabaster, AL 35007

STATE OF ALABAMA)

)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and NO/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Robert Edwin Lykes and wife, Donna W. Lykes**, (hereinafter referred to as GRANTOR, whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Robert Edwin Lykes, his heirs and assigns, and reserving unto my wife, Donna W. Lykes, a life estate interest**, (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

All of Lot 10 and a part of Lot 11, according to the Survey of Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95, in the Probate Office of Shelby County, Alabama, said part of Lot 11 being more particularly described as beginning at the NW corner of said Lot 11, and run South along the West line of said Lot 11 for a distance of 221.24 feet to the SW corner of said Lot 11; thence turn left and run Southeasterly along the arc of a curve to the left, having a radius of 25.0 feet and run for a distance of 21.03 feet to the end of said curve; thence turn left and run Northwesterly in a straight line for a distance of 231.9 feet to the point of beginning.

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

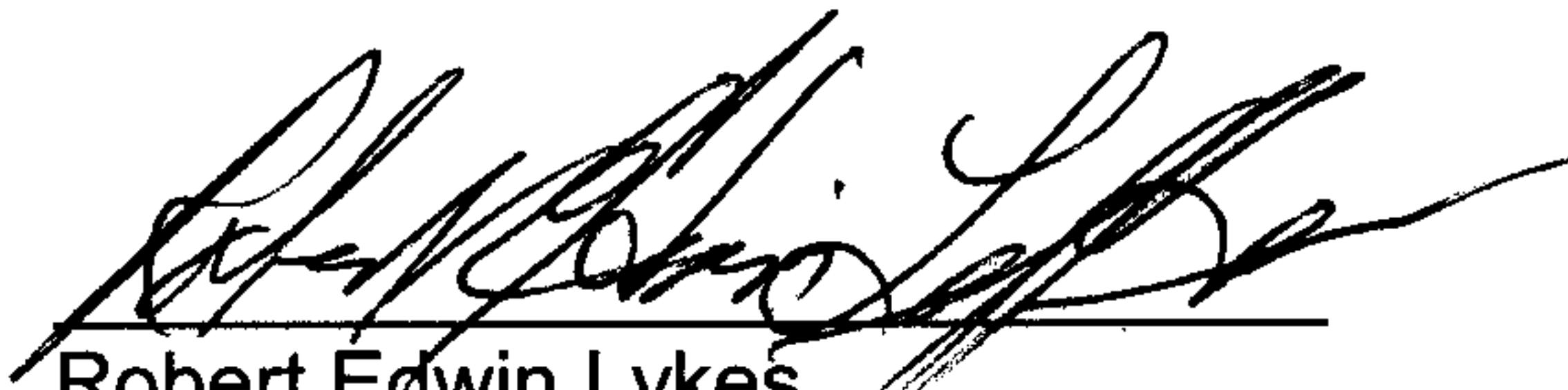
\$75,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The intent of this deed is to reserve unto my wife, Donna W. Lykes, a life estate interest in the property so that she may live in the property until her death as her homestead; In the event that I shall have predeceased my wife, the remainder interest in the property shall pass to my heirs, personal representatives and assigns.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the 19th day of January, 2017.


Robert Edwin Lykes


Donna W. Lykes

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert Edwin and Donna W. Lykes, , whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of January, 2017.


NOTARY PUBLIC
My Commission Expires: 06/02/2019



Real Estate Sales Validation Form

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

Grantor's Name Robert Edwin Lykes .
Donna W. Lykes

Grantee's Name Robert Edwin Lykes
Donna W. Lykes

Mailing Address 1160 Big Cloud Circle
Alabaster, AL 35007

Mailing Address 1160 Big Cloud Circle
Alabaster, AL 35007

Property Address 1160 Big Cloud Circle
Alabaster, AL 35007

Date of Sale January 19, 2017

Total Purchase Price

or

Actual Value \$

or

Assessor's Market Value \$ 157,500.00

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/ Assessor's Appraised Value
☐ Other – property tax redemption

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

Print Robert Edwin Lykes . Donna W. Lykes

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20170126000032410 3/3 \$103.50
Shelby Cnty Judge of Probate, AL
01/26/2017 02:02:37 PM FILED/CERT