

SEND TAX NOTICE TO:
James & Rebecca Willis
9606 Highway 119
Alabaster, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY) LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten Dollars, **Douglas Kent, II and Rebecca J. Kent** a married couple, (herein referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor hereby RELEASES, GRANTS, AND CONVEYS a life estate in a portion of the subject Property including buildings and improvements which is more fully described below unto **James C. Willis and Rebecca Langley Willis**, a married couple (herein referred to as Grantee), the following-described real estate, situated in Shelby County, Alabama, being more particularly described as follows:

PARCEL 3 - Situated in Section 11, Township 21 South, Range 3 West, Shelby County, Alabama. and being more particularly described as follows:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 11. Township 21 South, Range 3 West, Shelby County, Alabama; thence S87 10'30"E, a distance of 11.31'; thence N04 56' 10"E, a distance of 792.50' to the POINT OF BEGINNING; thence N62 51' 26"W, a distance of 219.96'; thence N63 21' 03"W, a distance of 244.02'; thence N27 01' 54"E, a distance of 220.22'; thence N62 57' 54"W, a distance of 274.47' to the Easterly R.O.W. line of Alabama Highway 119 and the beginning of a non-tangent curve to the left having a radius of 4860.00, a central angle of 01 00' 16", and subtended by a chord which bears N32 07' 21"E, and a chord distance of 85.20'; thence along the arc of said curve and said R.O.W. line, a distance of 85.20'; thence S71 41' 05"E and leaving said R.O.W. line a distance of 326.08'; thence N20 17' 45"E, a distance of 342.62' to the approximate centerline of Buck Creek, (all further calls will be along centerline of creek until otherwise noted); thence S76 75' 40"E, a distance of 153.94'; thence S81 34' 49"E, a distance of 49.66'; thence S49 05' 48"E, a distance of 197.13'; thence S28 33' 25"E, a distance of 109.17'; thence S06 20' 32"E, a distance of 201.62'; thence S10 28' 17"E, a distance of 134.88'; thence S30 42' 49"E, a distance of 149.23'; thence S39 00' 12"E, a distance of 91.63'; thence S37 16' 31"E, a distance of 180.98'; thence S21 50' 33"E, a distance of 256.21'; thence N62 51' 26"W and leaving said centerline of Buck Creek, a distance of 788.16' to the POINT OF BEGINNING.

Said parcel containing 13.20 acres more or less.

Subject to any and all easements, agreements, rights of way, restriction and/or limitations of probated record or applicable law.

for and during their natural life, provided that such Life Estate shall terminate upon either of their death or if either one vacates the Life Estate Property. Vacation of the Life Estate Property shall include, without limitation, failure to permanently reside in the residence or sale of the residence. **James C. Willis and Rebecca Langley Willis**, shall continue to use the Life Estate Property in the same manner as it is being used as of the Effective Date **James C. Willis and Rebecca Langley Willis**, agree that such Life Estate is vested in them as a married couple alone and may

not be assigned or otherwise transferred in any manner without the written consent of the Grantor or their heirs. The Life Estate Property remains with the GRANTOR, their successors and assigns forever, to Have and Hold with all the rights, easements, and appurtenances there unto belonging, and all the rents, issues, and profits thereof, from and after the death of **either James C. Willis and Rebecca Langley Willis**, subject however, to all legal highways and subject to the exceptions, reservations, and conditions herein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the __ day of February, 2017.

GRANTOR

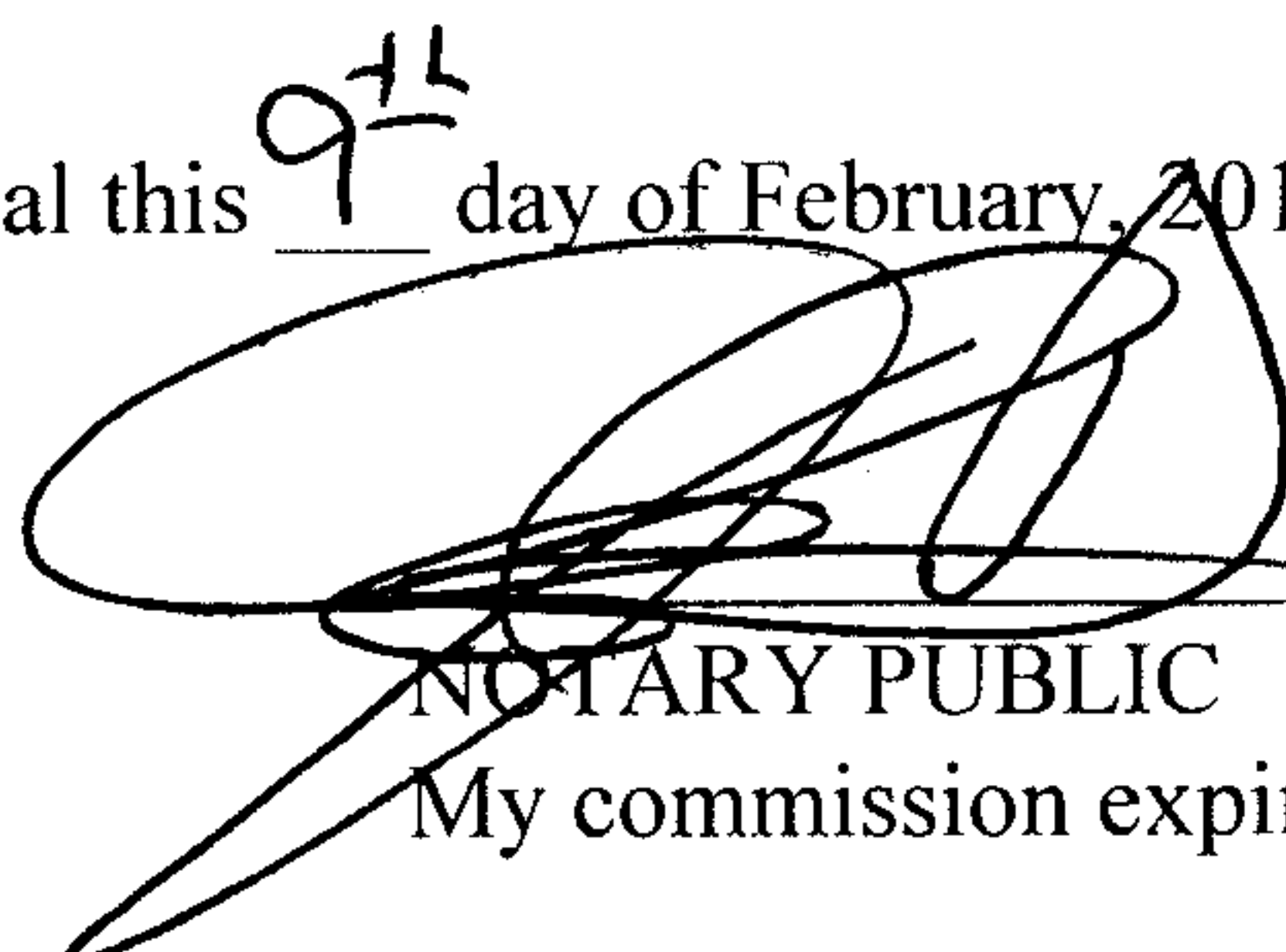
Douglas M. Kent II
Douglas M. Kent, II

Rebecca J. Kent
Rebecca J. Kent

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Douglas Kent, II** and **Rebecca J. Kent** whose names are signed to the foregoing conveyance, and who are known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

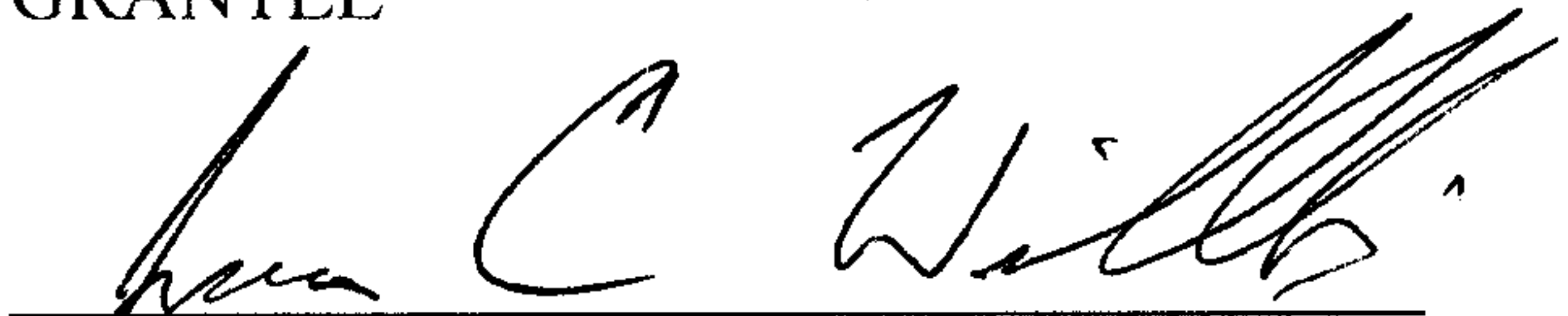
Given unto my hand and official seal this 9th day of February, 2017.

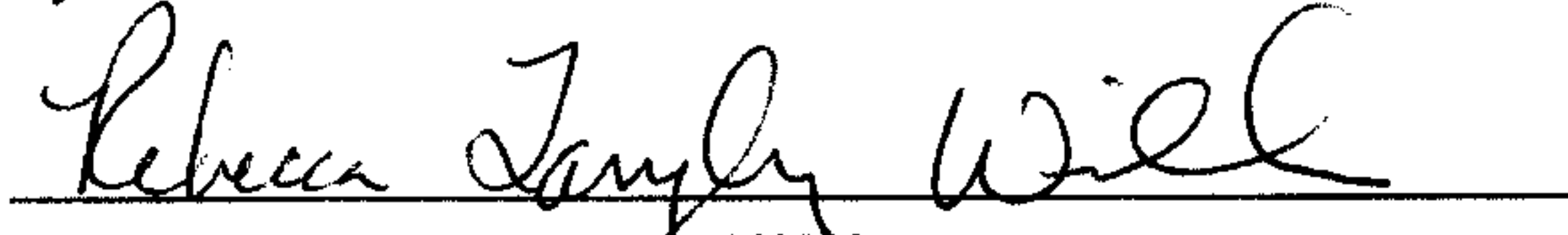

NOTARY PUBLIC
My commission expires: 11/28/18

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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 7th day of February, 2016.

GRANTEE

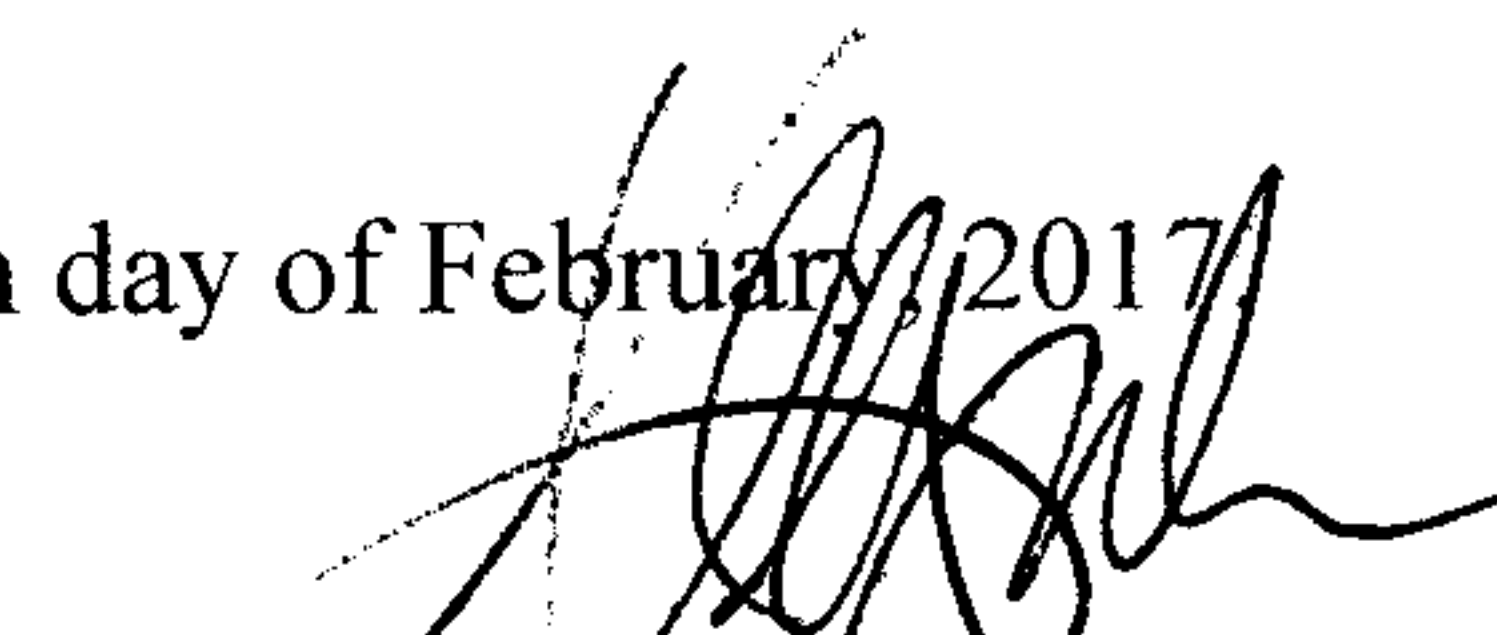

James C. Willis

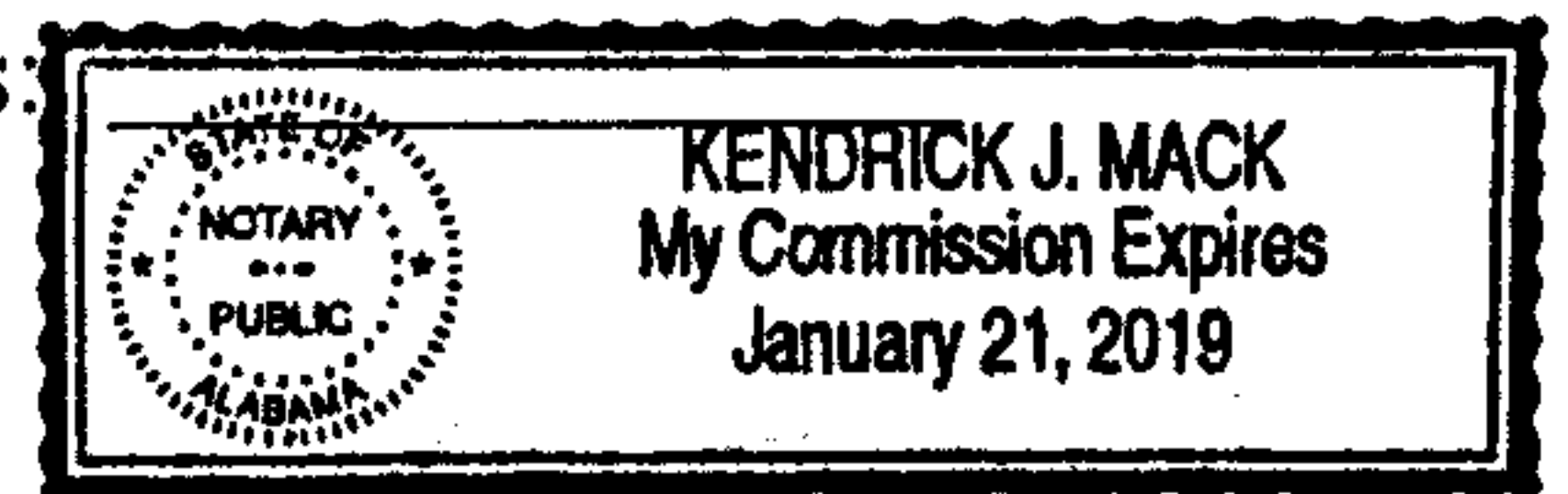

Rebecca Langley Willis


STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James C. Willis** and **Rebecca Langley Willis** whose names are signed to the foregoing conveyance, and who are known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given unto my hand and official seal this 7th day of February, 2017


NOTARY PUBLIC
My commission expires:




20170215000055410 3/4 \$234.00
Shelby Cnty Judge of Probate, AL
02/15/2017 01:25:25 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 Douglas & Rebecca Kest
Mailing Address 123 1st St. No.
Alabaster, AL 35007

Grantee's Name James & Rebecca Willis
Mailing Address 9606 Highway 119
Alabaster, AL 35007

Property Address 9606 Hwy 119
Alabaster AL
35007

Date of Sale 2/7/17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 420,000/2 = 210,000

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 Tax Appraiser

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 2/15/17

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170215000055410 4/4 \$234.00
Shelby Cnty Judge of Probate, AL
02/15/2017 01:25:25 PM FILED/CERT