

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH.**

**This instrument prepared by:**

Sandy F. Johnson

Attorney at Law

3156 Pelham Parkway, Suite 4

Pelham, Alabama 35124

**SEND TAX NOTICE TO:**

Robert E. Mahaffey

213 Caroline Drive

Montevallo, AL 35115

**20170309000081350**

**03/09/2017 01:54:02 PM**

**DEEDS 1/3**

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA )**

**Shelby COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Robert E. Mahaffey, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Anita C. McCroskey and Edward Keith Mahaffey, as tenants in common (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Begin at the Southwest corner of the NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , Section 4, Township 22, Range 3 West, said point being the point of beginning; thence run East along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 165 feet to a point; thence run North, parallel with the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 528 feet to a point; thence run West, parallel with the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 165 feet to the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence run South along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 528 feet to the point of beginning.

There is also conveyed a 12-foot easement for ingress and egress, the center line of which is described as follows:

Begin at the Southeast corner of the NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Section 4, Township 22, Range 3 West; run North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 522 feet to a point; said point being the point of beginning of the centerline herein described; thence run West, parallel to the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 159 feet to a point; thence run North, parallel to the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section a distance of 798 feet, more or less, to the point of intersection with the South line of Shelby County Highway No. 22; said point being the point of ending of said easement.

The North 12 feet of said property is subject to easement for ingress and egress conveyed to Thomas R. Hughes and Nettie L. Hughes.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Martha S. Mahaffey died on or about October 31, 2017.

**SUBJECT TO LIFE ESTATE INTEREST VESTED IN ROBERT E. MAHAFFEY, FOR AND DURING THE TERM OF HIS NATURAL LIFE, WITH RESPONSIBILITY FOR MAINTENANCE, INSURANCE AND PROPERTY TAXES EXPENSES.**

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said

premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

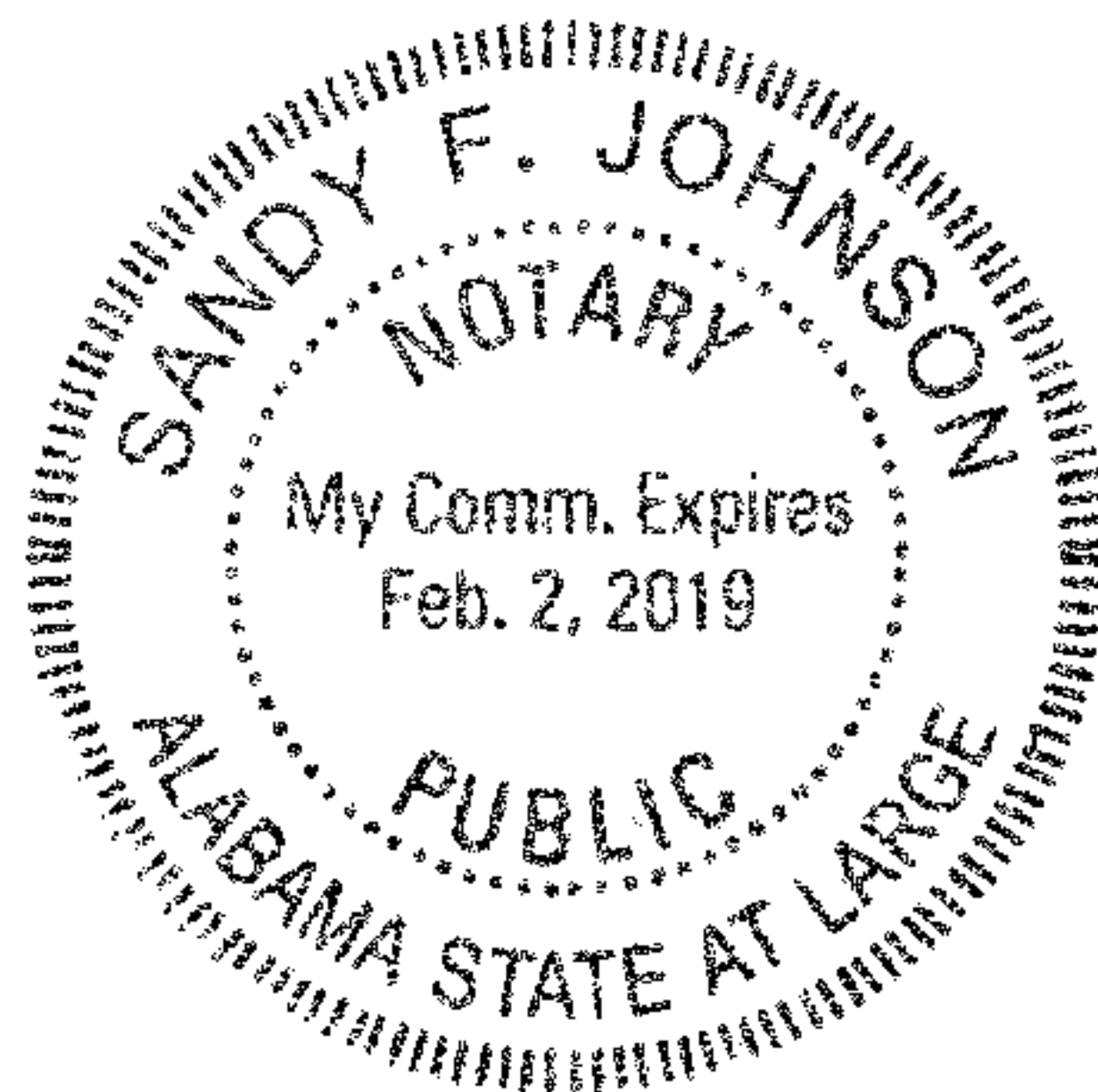
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on the 8th day of March, 2017.

Robert E. Mahaffey  
Robert E. Mahaffey

STATE OF Alabama  
Shelby COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Robert E. Mahaffey, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 8th day of March, 2017.



Sandy F. Johnson  
My Commission Expires: 2/2/19 Notary Public



# 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 E. Mahaffey  
Mailing Address 213 Caroline Drive  
Montevallo, AL 35115

Grantee's Name Robert E. Mahaffey - Life Estate  
Mailing Address 213 Caroline Drive  
Montevallo, AL 35115

Property Address 213 Caroline Drive  
Montevallo, AL 35115

Date of Sale 3/8/2017

Total Purchase Price \$

or

Actual Value \$ 49,000.00 (2/3 value)

20170309000081350 03/09/2017 01:54:02 PM DEEDS 3/3 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)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other Actual Value - 2/3 interest

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 3/8/17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/09/2017 01:54:02 PM  
\$70.00 CHERRY  
20170309000081350

Print

Sandy F Johnson

Sign

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1