

Warranty Deed Reserving Life Estate

STATE OF ALABAMA

COUNTY OF SHELBY

DATE: 3-9-17

KNOW ALL MEN BY THESE PRESENT THAT:

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned EUGENE GARFIELD YATES, not married, of 1316 Berwick Drive, Birmingham, AL 35242 (the "Grantor"), hereby, grants, bargains, sells and conveys to DOYLENE E. SHERER, not married, of 1315 Berwick Drive, Birmingham, AL 35242 (the "Grantee") a life estate to the following described real property, situated in Shelby County, Alabama:

See Exhibit A

1316 BERWICK DRIVE
BIRMINGHAM, AL 35242

I name VENITA JEAN YATES MANN as Remainderman to have possession and ownership of said property upon the death of myself and Doyleene E. Sherer.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF the Grantor has signed and sealed this quitclaim deed the day and year above written.

Signed, Sealed and Delivered

In the Presence of:

Sign: *Eugene Yates*

Date: *March 9, 2017*

Shelby County, AL 03/10/2017
State of Alabama
Deed Tax: \$104.50


20170310000081930 1/4 \$128.50
Shelby Cnty Judge of Probate, AL
03/10/2017 09:17:43 AM FILED/CERT

Grantor Acknowledgement

STATE OF ALABAMA

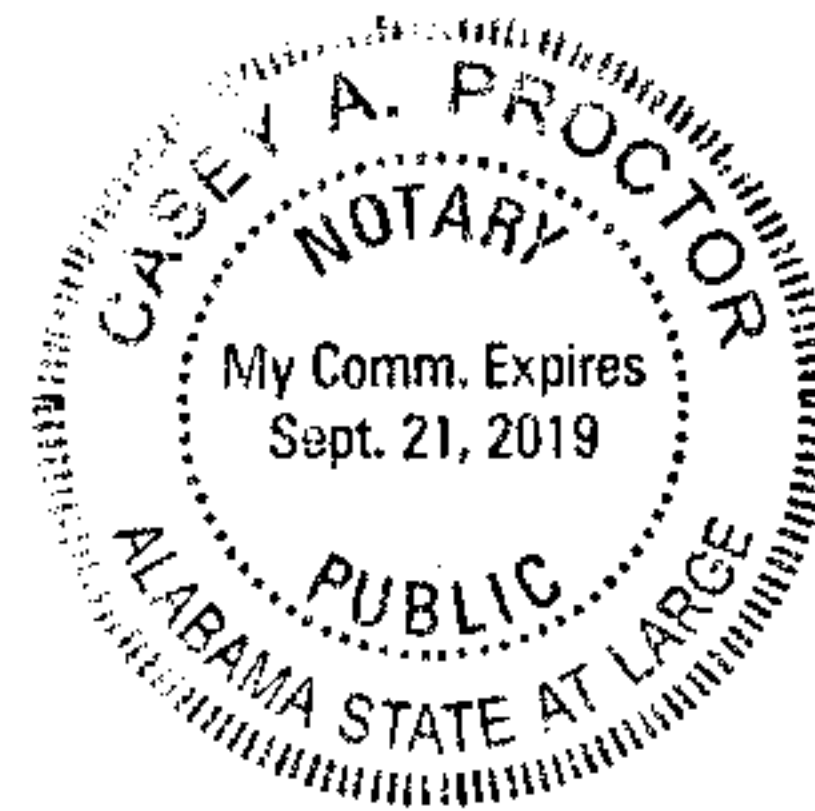
COUNTY OF Shelby

I Casey A Proctor, a Notary Public in and for said County and State, hereby certify that Eugene C Yates, having signed this Quitclaim Deed, and being known to me (or whose identify has been proven on the basis of satisfactory evidence), acknowledge before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand the 9th day of March, 20 17

Casey A Proctor
Notary Public for the State of Alabama

My commission expires: 9-21-19



20170310000081930 2/4 \$128.50
Shelby Cnty Judge of Probate, AL
03/10/2017 09:17:43 AM FILED/CERT

Exhibit A

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

Send Tax Notice To:
Eugene G. Yates
1316 Berwick Drive
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Seven Thousand and 00/100 (\$207,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jean B. Hairston, an unmarried woman**, (hereinafter referred to as GRANTOR), 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, **Eugene G. Yates**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 58, according to the Survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 32, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2010 and subsequent years not yet due and payable until October 1, 2010. Existing covenants and restrictions, easements, building lines and limitations of record.

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 is 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 her hand and seal this the **2nd** day of **August**, 2010.

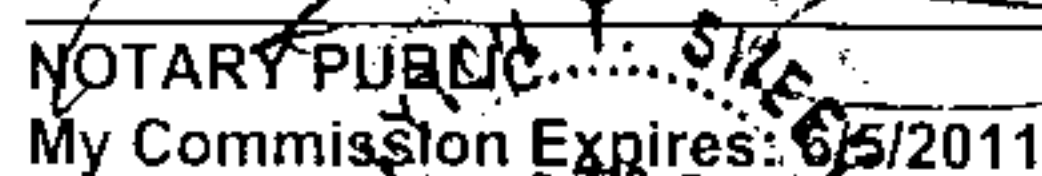

Jean B. Hairston

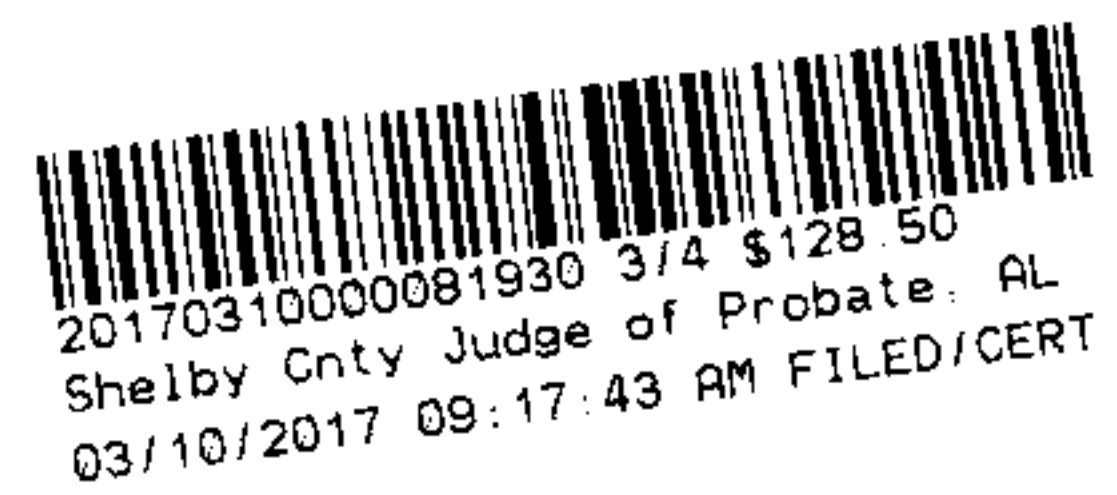
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jean B. Hairston, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **2nd** day of **August**, 2010.


NOTARY PUBLIC
My Commission Expires: 6/5/2011


20170310000081930 3/4 \$128.50
Shelby Cnty Judge of Probate, AL
03/10/2017 09:17:43 AM 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 Eugene G Yates
Mailing Address 1316 Berwick Dr
Hoover, AL 35242

Grantee's Name Doylene Sherer
Mailing Address 1316 Berwick Dr
Hoover, AL 35242

Property Address 1316 Berwick Dr
Hoover, AL 35242

Date of Sale 3/9/17
Total Purchase Price \$ 0

or
Actual Value \$

or
Assessor's Market Value \$ 208,500.00 1/2 104,250.

20170310000081930 4/4 \$128.50
Shelby Cnty Judge of Probate, AL
03/10/2017 09:17:43 AM FILED/CERT

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor 2017 Assessed Value
☐ 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 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 3-10-2017

Print Eugene G. Yates

☐ Unattested
(verified by)

Sign Eugene Yates
(Grantor/Grantee/Owner/Agent) circle one