

STATE OF ALABAMA
COUNTY OF

Tuscaloosa Shelby

21228

LIEN FOR MEDICAL PAYMENTS UNDER ALABAMA MEDICAID AGENCY

Whereas, JOHN GAULT, ("Medicaid Claimant") is justly indebted to the Alabama Medicaid Agency ("Agency") to the extent that the Agency has paid medical benefits for Medicaid Claimant under the Alabama Medicaid Program ("the Program"); and

WHEREAS, Medicaid Claimant may hereafter become indebted to the Agency to the extent that the Agency pays future benefits for Medicaid Claimant,

NOW, therefore, in order to secure the repayment of said indebtedness and in order for Medicaid Claimant to obtain medical benefits under the Program, the Medicaid Claimant, joined by (his)(her) spouse, does hereby GRANT, BARGAIN, SELL, ASSIGN and CONVEY unto the Agency, its successors and assigns, a lien for the full dollar value of said medical benefits paid and to be paid, on the following described real estate situated in SHELBY County, Alabama to-wit:



20170315000087420 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/15/2017 12:15:15 PM FILED/CERT

Deed as recorded in Deed Book: _____ Page: _____

Parcel #: 33-1-12-4-011-009.000

Described as follows:

SEE ATTACHMENT "A"

Subject, however to all existing liens now on said property.

Notice of this lien will be recorded in said County. The dollar value of this lien as it may exist from time to time, may be obtained by writing to: Lien Office, Alabama Medicaid Agency, Post Office Box 5624, Montgomery, Alabama 36103-5624. This lien shall be due and payable upon the sale, transfer or lease of said property, or upon the death of Medicaid claimant, and shall otherwise be enforceable in accordance with the limitations of 42 U.S.C. s1396a(18) as the same may be amended.

IN WITNESS WHEREOF, the undersigned has duly executed this instrument to voluntarily grant the aforesaid lien on this the 30th day of January, 2017.

Ellen Berry-Pratt, Conservator for
MEDICAID CLAIMANT John Gault

DECEASED

SPOUSE

WITNESS: _____

WITNESS: _____

ADDRESS: _____

ADDRESS: _____

TELEPHONE: _____

TELEPHONE: _____

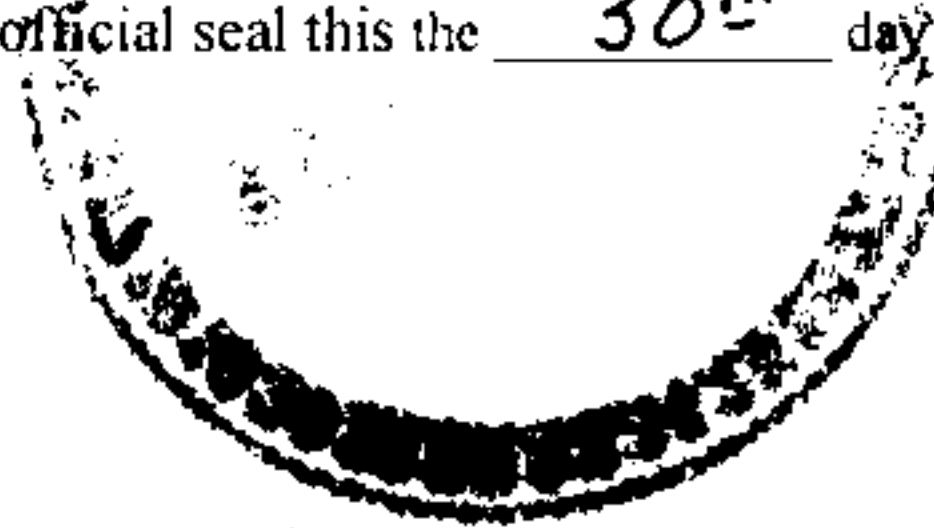
STATE OF ALABAMA
COUNTY OF

TUSCALOOSA

I, the undersigned, A Notary Public in and for said State and County, hereby certify that Ellen Berry-Pratt whose name as an Alabama Medicaid claimant, a (single)(married) person, is signed to the foregoing instrument, and (his)(her) spouse, whose name is also signed to said instrument, acknowledged before me on this day that being informed of the contents of said instrument (they)(he)(she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2017.

(SEAL)



Reta Sturdivant
NOTARY PUBLIC

1107 2nd Avenue, Tuscaloosa, AL 35401
ADDRESS

Commission Expires 10/17/2020

Jennifer Thomas
PREPARED BY: ALABAMA MEDICAID AGENCY
907 22ND AV
TUSCALOOSA, AL 35401

as Guardian &
Conservator for
John Gault
Case #
CN 2016-900843
11-17-2016
Shelby Co AL

Attachment "A"

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) John Gault
(Address) 70 Pine Street
Shelby, AL 35743

This instrument was prepared by:

Form 1-1-J Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

20030121000087420 Pg 1/1 \$21.00
Shelby Cnty Judge of Probate, AL
01/21/2003 11:39:08 FILED/CERTIFIED

That in consideration of One Hundred Ninety Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Corey House and wife, Angela House

(herein referred to as grantor) do grant, bargain, sell and convey unto

John Gault and Diane Gault

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lots 4 and 5, in Block 1 of Pine Grove Camp, according to the survey and map of Pine Grove Camp, as recorded in Map Book 4, Page 8, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following:

A ten (10) foot strip along the East boundary of Lot 4, Block 1 of Pine Grove Camp, according to the survey of said Pine Grove Camp which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 8 and being situated in the SE 1/4 of the SE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

20170315000087420 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/15/2017 12:15:15 PM FILED/CERT

TO HAVE AND TO HOLD unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 20th day of January, 2003.

WITNESS:

(Seal)

(Seal)

(Seal)

Corey House (Seal)
Angela House (Seal)
Angela House

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Corey House and Angela House whose name is 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of January, A.D., 2003
My Commission Expires: 10/16/04

John L. Helms
Notary Public

20170315000087420 3/3 \$21.00
 Shelby Cnty Judge of Probate, AL
 03/15/2017 12:15:15 PM FILED/CERT

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

IN THE MATTER OF:

JOHN GAULT

An Adult in Need of Protective Services

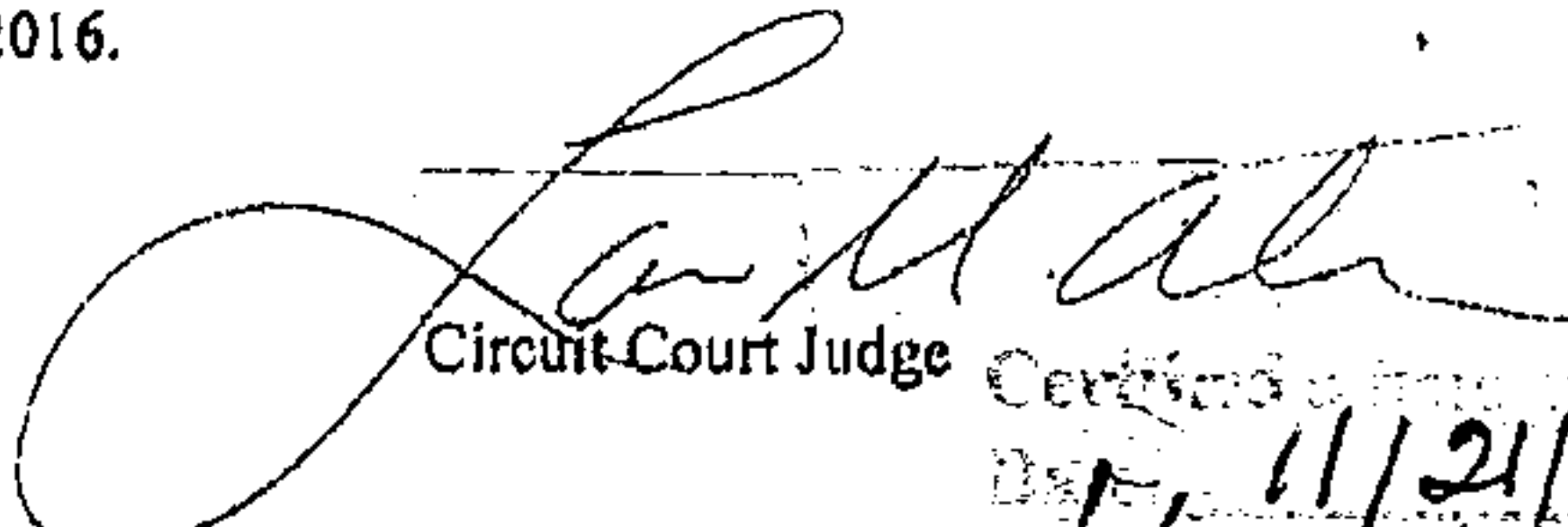
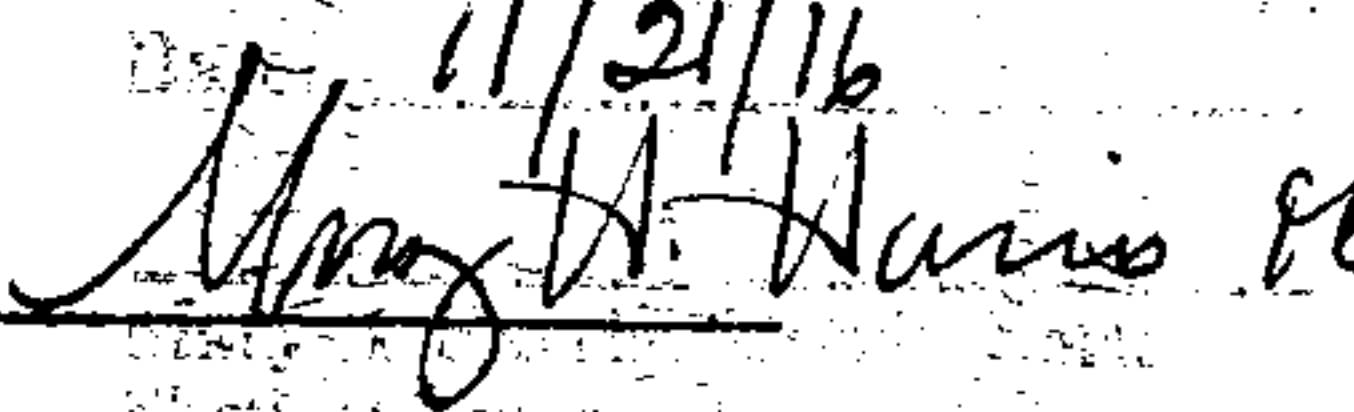
CASE NO. CV-2016-900843

LETTERS OF GUARDIANSHIP AND CONSERVATORSHIP

That on the application of the Petitioner, the Shelby County Department of Human Resources, to this Court I have cause this LETTERS OF GUARDIANSHIP to issue in favor of *Ellen Berry-Pratt*, as Guardian for **John Gault** (DOB: 05/10/1940), an incapacitated person, and, in every case which occasion may require, the said Guardian is authorized and directed to exercise the following powers and duties: All powers and duties conferred under §26-2A-108 and §26-2A-78 (b) (c) and (d) *Code of Alabama* (1975), without limitation, as the lawful Guardian of said incapacitated person. The Guardian is hereby empowered to make any and all future decisions as to life sustaining treatment or artificially provided nutrition and/or hydration as allowed by §22-8A-3(2) and (8) *Code of Alabama* (1975).

I have further caused this LETTERS OF CONSERVATORSHIP to issue in favor of the said *Ellen Berry-Pratt*, as Conservator for **John Gault**, an incapacitated person, and in every case which occasion may require, the said Conservator is authorized and directed to exercise the following powers and duties: To be Conservator in and upon the entire estate of **John Gault**, including but not limited to the accounts, real estate, goods and chattels, rights and credits of the said incapacitated person in every case which occasion may require, and said Conservator is authorized and directed to exercise the following powers and duties: All powers and duties conferred under §26-2A-152, 26-2A-153 and 26-2A-155 *Code of Alabama* (1975), without limitation as the lawful Conservator of **John Gault**.

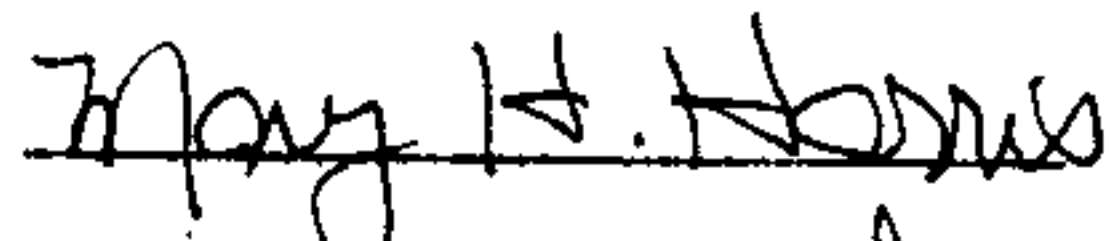
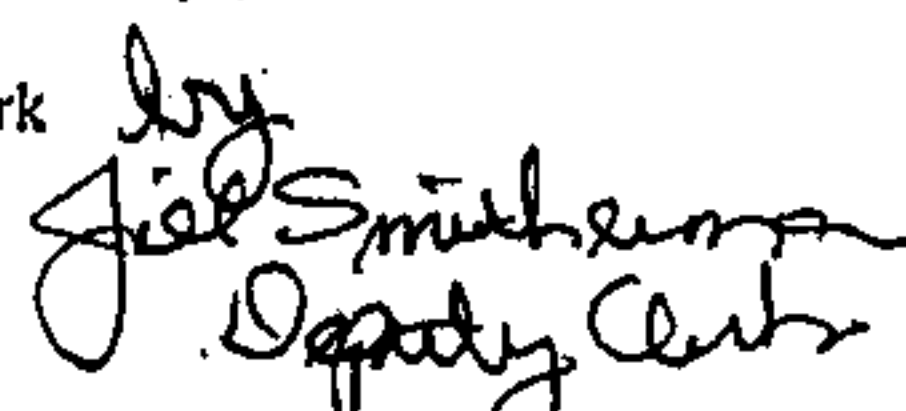
Done this the 17th day of November, 2016.


 Circuit Court Judge
 Certified a true and correct copy
 Date 11/21/16

 May H. Harris, Clerk

STATE OF ALABAMA)
 SHELBY COUNTY)

I, May H. Harris, Circuit Clerk of Shelby County, hereby certify that the foregoing is a true and correct copy of the Letters of Guardianship and Conservatorship issued in favor of *Ellen Berry-Pratt*, as Guardian and Conservator for **John Gault**, an incapacitated person as same appears of record in my office.

Witness my hand and official seal this 21 day of November, 2016.


 Shelby County Circuit Clerk

 J. Smith, Deputy Clerk