

This Instrument was Prepared by:

Send Tax Notice To: Lynn Hightower-Moore and Kevin Moore
229 Quail Ridge Rd.
Helena, AL 35080

Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

20170412000122950

04/12/2017 08:26:31 AM

DEEDS 1/3

RELEASE OF LIFE ESTATE DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Dollar and No Cents (\$1.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Esther L. Hightower, an unmarried woman, whose mailing address is 229 Quail Ridge Rd., Helena, AL 35080** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lynn Hightower-Moore and Kevin Moore, whose mailing address is 229 Quail Ridge Rd., Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 229 Quail Ridge Rd., Helena, AL 35080**; to wit;

LOT 44, ACCORDING TO THE SURVEY OF QUAIL RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 35 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This deed is conveying the Life Estate of the Grantor, Esther L. Hightower, as referenced in deed dated January 28, 2005 and recorded in Instrument # 20050207000059510.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

All taxes for the year 2017 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 22, Page 35.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 22, Page 35.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 1997, Page 5314 in the Probate Office of Shelby County, Alabama.

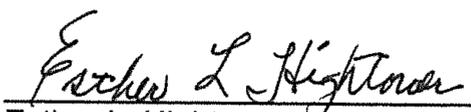
Restrictions and Easements to Alabama Power Company filed in Book 1997, page 19419.

40' building setback lines on front of said lot; 40' building setback line on rear of said lot;. 15' drainage easement on east & west sides, as shown on recorded plat/map.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of April, 2017.



Esther L. Hightower

State of Alabama

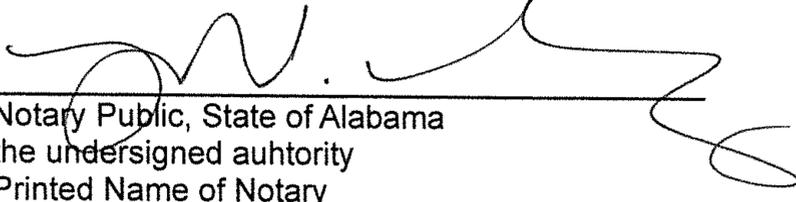
20170412000122950 04/12/2017 08:26:31 AM DEEDS 2/3

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Lynn Hightower-Moore, Kevin Moore, and Esther L. Hightower, 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of March, 2017.



Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3-9-20



Real Estate Sales Validation Form

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

Grantor's Name Esther L. Hightower
Mailing Address 229 Quail Ridge Rd. Helena, 35080 35080
Property Address 229 Quail Ridge Rd. Helena, AL 35080
Grantee's Name Lynn Hightower-Moore and Kevin Moore
Mailing Address , AL
Date of Sale March 9, 2017
Total Purchase Price
or Actual Value 319,000.00 \$ value
or Assessor's Market Value 106.33

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
X Other no property conveyed only Life Estate

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 of 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 March 09, 2017

Unattested

(verified by)

Print Esther L. Hightower

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/12/2017 08:26:31 AM
\$127.50 CHERRY
20170412000122950

(Signature)