

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER INTEREST

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:

Hilda Sims McDowell-LE
5340 South Shades Crest Road
Bessemer, AL 35022

20170817000298840

08/17/2017 12:10:16 PM

DEEDS 1/4

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **Hilda Sims McDowell, an unmarried woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **Madrene Sims Pardue, Martha A. Sims, Denise S. Campbell and Bryan P. Stephan** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

HILDA SIMS MCDOWELL retains a life estate to the above-described property.

The Grantor herein is the surviving Grantee of the deed recorded in Book 295, Page 127 filed in the Shelby County Probate Court on October 17, 1975. The other Grantee, Charles G. McDowell, having died on or about the 19th day of October, 2009.

Subject to mineral and mining rights if not owned by Grantors.


Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

To Have and to Hold to the said Grantees, 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 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 do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 persons.

In Witness Whereof, I have hereunto set my hand and seal this 16th day of August, 2017.


HILDA SIMS MCDOWELL

STATE OF ALABAMA
COUNTY OF SHELBY

20170817000298840 08/17/2017 12:10:16 PM DEEDS 2/4

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **HILDA SIMS MCDOWELL**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2017.



Notary Public

My Commission Expires: 01/30/2021

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 28, Township 20 South, Range 4 West and in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 33, Township 20, Range 4 West, described as: Commence at the SW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 20 South, Range 4 West; thence north 3 deg. 08 $\frac{1}{2}$ min. east along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 382.94 feet; thence north 62 degrees 00 min. 30 sec. East a distance of 93.87 feet to the point of beginning; thence continue north 62 deg. 00 min. 30 sec. East a distance of 78.42 feet; thence south 23 deg. 25 min. East a distance of 800.45 feet to the north R.O.W. line of Shades Crest Road; thence south 63 deg. 33 $\frac{1}{2}$ min. west along said R.O.W line of road a distance of 143.52 feet; thence south 63 deg. 57 $\frac{1}{2}$ min. west along said R. O. W. line of road a distance of 26.48 feet; thence north 16 deg. 65 min. west a distance of 808.14 feet to the point of beginning

This property is hereby conveyed subject to the following restrictions as to use:

(1) No lot shall be used except for residential purposes; (2) No dwelling shall be erected except one single family residence or not less than 1400 square feet with brick veneer construction; (3) No dwelling shall be erected closer than 295 feet from the front lot line; (4) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

PARCEL NUMBERS: 12-8-28-0-000-025.000 and 12-8-33-0-000-001.000

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

Grantee's Name	<u>Hilda Sims McDowell-LE</u>
Mailing Address	<u>5340 S. Shades Crest Rd</u> <u>Bessemer, AL 35022</u>

Date of Sale _____
Total Purchase Price \$ _____

Or _____
Actual Value \$ _____

Assessor's Market Value \$ 141,880.00

	Appraisal
X	Other Tax Accessor's Value under
	Parcel #s: 12-8-28-0-000-025.000
	and 12-8-33-0-000-001.000

Instructions

Form RT-1



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/17/2017 12:10:16 PM
\$166.00 CHERRY
20170817000298840**

J. W. F. Smith