

THIS INSTRUMENT PREPARED BY:
Mark W. Macoy, Esq.
300 Vestavia Parkway, Suite 2300
Vestavia Hills, AL 35216
(205) 795-2080

SEND TAX NOTICE TO:
Jo Ann Weatherly
238 Beaver Creek Pkwy
Pelham, AL 35124

(THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE)

STATUTORY WARRANTY DEED
(with a Life Estate)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **JO ANN WEATHERLY**, a single woman (herein referred to as "Grantor"), do grant, bargain, sell and convey the following described real estate, situated in Shelby County, Alabama, unto **DEBRA W. MYLES** and **SANDRA W. GOSDIN** (herein referred to as "Grantees"), as tenants in common with each owning a one-half (1/2) undivided interest in such real estate, **subject, however, to a life estate therein expressly reserved to Grantor for her natural life**, to-wit:

Lot 89, according to the Survey of Beaver Creek Preserve, Second Sector, as recorded in Map Book 26, Page 54, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, liens, easements, restrictions, and limitations, if any, of record.

This property is the homestead of Grantor.

Source of Title: Deed from Cheryl Lynn Stipes Ray and Bradley O. Ray, to Jo Ann Weatherly, dated July 1, 2005, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on July 5, 2005, Instrument No. 20050705000333960.

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns, forever, subject, however, to the life estate herein expressly reserved to Grantor for her natural life.


20180119000020140 1/3 \$144.50
Shelby Cnty Judge of Probate, AL
01/19/2018 03:43:20 PM FILED/CERT

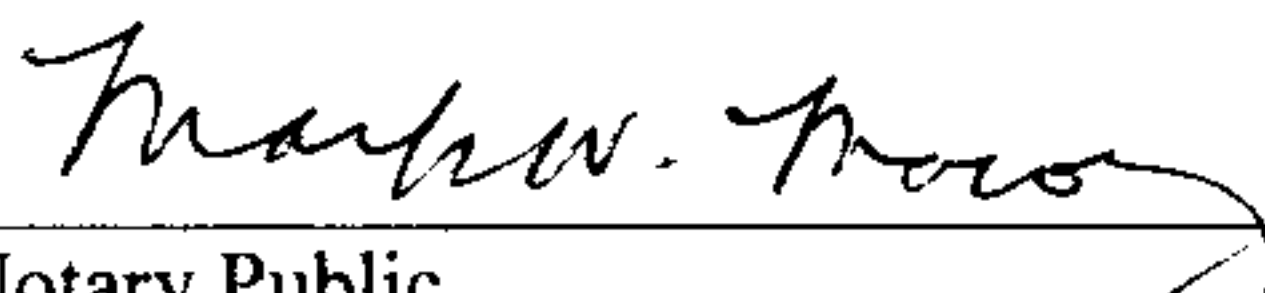
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of January, 2018.


JO ANN WEATHERLY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Mark W. Macoy, a Notary Public in and for said County, in said State, hereby certify that **JO ANN WEATHERLY**, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2018.


Notary Public
My Commission Expires: 1-6-2022


20180119000020140 2/3 \$144.50
Shelby Cnty Judge of Probate. AL
01/19/2018 03:43:20 PM 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 Jo Ann Weatherly
Mailing Address 238 Beaver Creek Pkwy
Pelham, AL 35124

Grantee's Name Debra W. Myles
Mailing Address 326 Chestnut Lane
Alabaster, AL 35007
Sandra W. Gosdin
561 Lake Colony Drive
Vestavia Hills, AL 35242

Property Address 238 Beaver Creek Pkwy
Pelham, AL 35124

Date of Sale January 10, 2018
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 184,700

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 Tax Assessor's Value

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 January 10, 2018

Print Mark W. Macoy, Esq., Attorney

Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one



ed by)

Form RT-1