

This instrument was prepared by:
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Send tax notice to:
Timothy Harrell II
710 East Boundary Street
Montevallo, AL 35115

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE.

**GENERAL WARRANTY DEED
WITH LIFE ESTATE**

STATE OF ALABAMA)
 : KNOW ALL PERSONS BY THESE PRESENTS:
SHELBY COUNTY)

That for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **DANIEL HARRELL**, the widower of **HELEN STONE HARRELL**, deceased, and a single person (the "Grantor"), hereby remises, releases, grants, bargains and conveys to **TIMOTHY HARRELL** ("Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lots 1 and 2, Block 53 of Montevallo, according to the original map of the Town of Montevallo.

Together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

SUBJECT TO A LIFE ESTATE only for use and occupancy by Grantor for life, without any liability for waste, and reserving full power and authority in the life tenant to gift, sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the Grantee, and with full power and authority to retain any and all proceeds generated thereby. Grantor reserves the right to change or remove the Grantee at any time, without the Grantee's consent, except no right is reserved or retained to dispose of the property by devise upon the death of the Grantor. The Grantee shall not have any right, power or authority to assign, transfer, encumber, or otherwise dispose of Grantee's interest or any part thereof until the death of the Grantor. No interest in this property shall be subject to any claim, liability, attachment, execution or other process of law of any creditor of the Grantee.

SUBJECT TO THE FOREGOING, Grantee shall hold a remainder interest

in and to the property. Upon the death of the Grantor, all right, title and interest in and to the property, or whatever part thereof or interest therein remained in Grantor shall fully vest in Grantee.

Daniel Harrell and wife, Helen Stone Harrell owned the property as joint tenants with right of survivorship. Upon the death of Helen Stone Harrell on or about 1/17/2016, Daniel Harrell became the sole owner of the property. Daniel Harrell has not remarried and this is the homestead property of Daniel Harrell.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, personal representatives and assigns forever.

And said Grantor does for himself and for his heirs, personal representatives and assigns, covenant with the said Grantee, and his heirs, personal representatives and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs, personal representatives and assigns shall, warrant and defend the same to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereto set his signature and seal this 28th day of July, 2018.

GRANTOR:

Daniel Harrell
DANIEL HARRELL

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared DANIEL HARRELL, an individual who is known to me, and whose name is signed to the foregoing instrument in such capacity and acknowledged before me on this day that being informed of the contents of the instrument, such individual executed the same voluntarily in such capacity.

Given under my hand and official seal, this the day of , 2018.

Stacy M. Padgett
Notary Public

[SEAL]

My commission expires:

MY COMMISSION EXPIRES JULY 22, 2019

Real Estate Sales Validation Form

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

Grantor's Name Daniel Harrell
Mailing Address 710 East Boundary, ST
Montevallo, AL
35115

Grantee's Name Timothy Harrell
Mailing Address 710 East Boundary ST
Montevallo, AL
35115

Property Address 710 East Boundary
ST. Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 93,870 1/2 = 46,935

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

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 8-6-18

Print DANIEL HARRELL

Unattested

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

(verified by)

Form RT-1



20180809000285530 3/3 \$68.00
Shelby Cnty Judge of Probate, AL
08/09/2018 03:36:02 PM FILED/CERT