

AFTER RECORDING, MAIL TO:
Ronald L. Perkins and Doris D. Perkins
141 Forest Ridge Road
Maylene, Alabama 35114

THIS INSTRUMENT PREPARED BY:
WILLIAM G. NOLAN
Attorney at Law
 Nolan Elder Law, LLC
 1232 Blue Ridge Blvd.
 Hoover, Alabama 35226
 205/390-0101

QUITCLAIM DEED with Reservation of Life Estate

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

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

DORIS D. PERKINS and RONALD L. PERKINS, the GRANTORS,

Whose mailing address is 141 Forest Ridge Road, Maylene, AL 35114;

do hereby grant, bargain, and convey unto

JAYSON FRIEDMAN, the GRANTEE,

Whose mailing address is 141 Old Ivy Road, Calera, AL 35040

All of THE FOLLOWING described real property situated in Shelby County, **Alabama**, to wit:

LOT 8, ACCORDING TO THE SURVEY OF WOODLAND HILLS, FIRST PHASE, FIFTH SECTOR AS RECORDED IN MAP BOOK 7, PAGE 152 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

COMMONLY known as: 141 Forest Ridge Road, Maylene, AL 35114

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

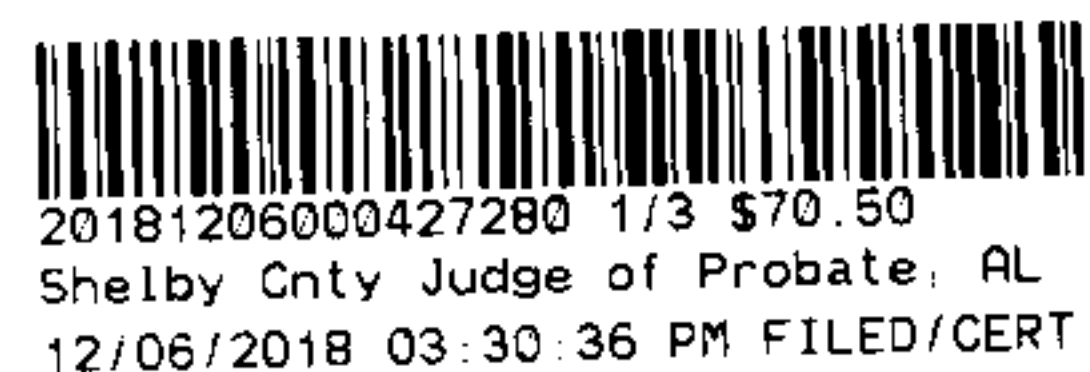
X is homestead property of the said grantor

_____ is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

PROVIDED, however, that the Grantors have reserved the use and enjoyment of said property for the life of the Grantors and that the grant of said property to Grantee is subject to the following powers retained by the Grantors:

Shelby County: AL 12/06/2018
State of Alabama
Deed Tax: \$49.50



1. The Grantors shall retain possession and control of all the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantors.
2. The Grantors retain the unrestricted and limited right to dispose of their share of the property during the life of the Grantors, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose their share of the property in any manner in the sole, exclusive, and absolute direction of the Grantors, without joinder by the Grantee's Remaindermen, and to keep any and all proceeds derived therein without obligation to the Grantee Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen.

NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantors or the Grantee, and all information contained herein has been provided by the Grantors and Grantee.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 6 day of December 2018.


RONALD L. PERKINS by and through his agent,
Jayson Friedman, under Power of Attorney
dated November 19, 2018

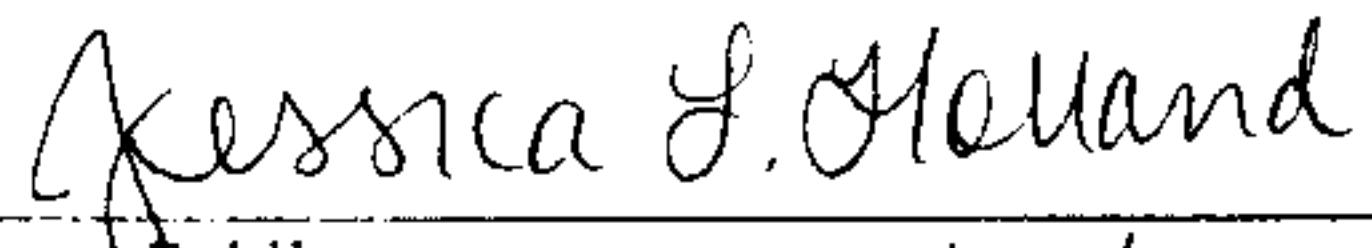

DORIS D. PERKINS by and through her
agent, Jayson Friedman, under Power of
Attorney dated November 19, 2018

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronald L. Perkins and Doris D. Perkins, whose names are signed to the foregoing conveyance by their Agent under a Power of Attorney dated 11/19/18, a copy of which is attached hereto, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily through their Agent on the day the same bears date.

Given under my hand and official seal this 6 day of December 2018.


Notary Public
My Commission Expires: 2/22/22



20181206000427280 2/3 \$70.50
Shelby Cnty Judge of Probate, AL
12/06/2018 03:30:36 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 Doris D. Perkins and Ronald L. Perkins
Mailing Address 141 Forest Ridge Road
Maylene, AL 35114

Grantee's Name Jayson Friedman
Mailing Address 141 Old Ivy Road
Calera, AL 35040

Property Address 141 Forest Ridge Road
Maylene, AL 35114

Date of Sale 12/16/18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 147,810.00 1/3 = 49,270

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 Shelby County Tax Portal

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 12-16-18

Print JAYSON FRIEDMAN

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

