

**WARRANTY DEED WITH
LIFE ESTATE INTEREST**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I,

CLAUDE MELVIN ARMSTRONG, married

(hereinafter referred to as GRANTOR), grant, bargain, sell and convey unto

KEITH ARMSTRONG

(hereinafter referred to as GRANTEE), the following described real estate situated in the County of Shelby, State of Alabama:

Lots 20 and 21, according to Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5, in the Probate Office of Shelby County, Alabama. There is excepted from this conveyance and reserved to the grantor all that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level as established by the U.S. Coast and Geodetic Survey as adjusted in January, 1955. Grantee shall have the right to use and cut or clear the trees or timber on that part of said lot hereinabove described lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake by said Company.

The elevation above sea level used when the original Lay Lake was constructed is converted to U.S. Coast and Geodetic Survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level referred to hereinabove.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 235, pages 550-551 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and existing easements, restrictions, set-back lines, rights-of-way, encumbrances, and/or limitations, if any, of record.

Grantor warrants and avers that this property does not constitute any part of his homestead or the homestead of his spouse.

Grantor reserves unto himself an estate for the full, use, control, income and possession of the above described property for and during his natural life.

The legal description herein provided to Diane Haden Henderson, P.C. by Grantor. No title work requested and none rendered. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor is the true owner of the premises. Unless separately contracted for, no title examination has been performed and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD, to the said grantee, in fee simple, his heirs and assigns forever.
And I do for myself and for my heirs, executors and administrators, covenant with said grantee, his 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 13th day of December, 2016.




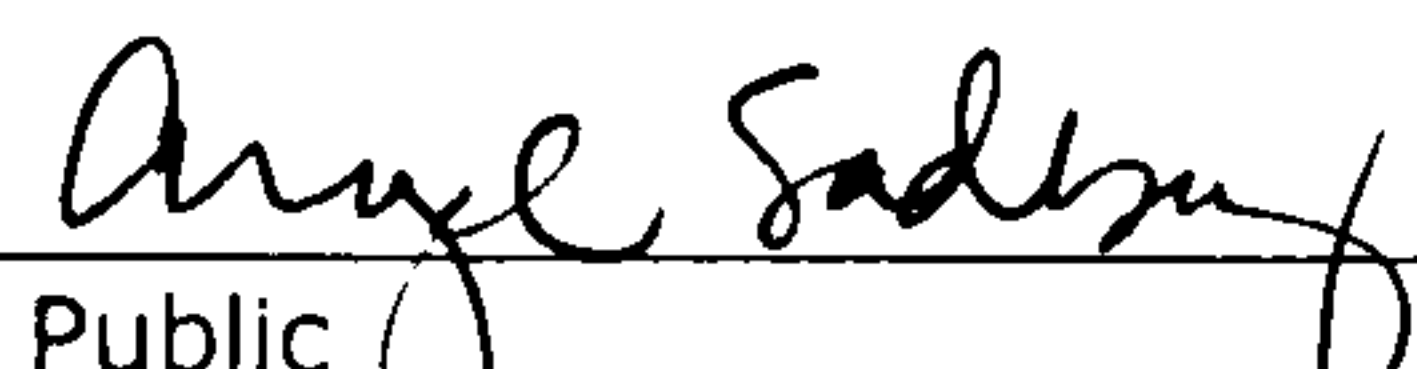
CLAUDE MELVIN ARMSTRONG

STATE OF ALABAMA
COUNTY OF MARION

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **CLAUDE MELVIN ARMSTRONG, married**, 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, he executed the same voluntarily on the day the same bears date.

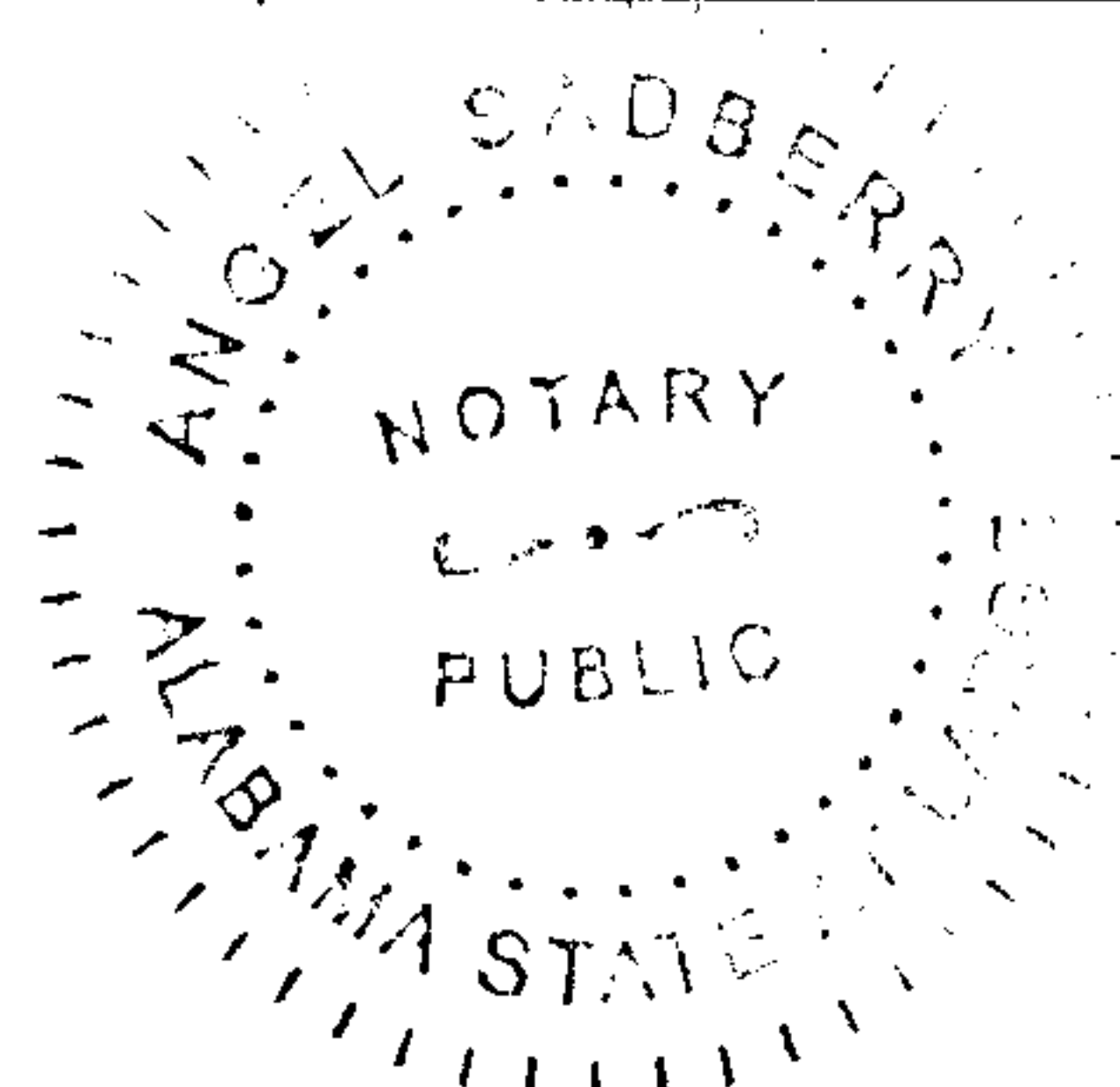
Given under my hand and official seal this the 13th day of December, 2016.


20190124000025080 2/3 \$146.00
Shelby Cnty Judge of Probate, AL
01/24/2019 09:27:49 AM FILED/CERT



Notary Public
My Commission Expires: 3-24-19

This Instrument Prepared by:
DIANE HADEN HENDERSON
ATTORNEY AT LAW
P. O. Box 310
Winfield, AL 35594



Real Estate Sales Validation Form

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

Grantor's Name Claude Melvin Armstrong &
Mailing Address Brenda D. Armstrong
1213 Co. Hwy. 3
Guin, AL 35563

Grantee's Name Claude M. Armstrong LIFE ESTATE
Mailing Address 1213 Co. Hwy. 3
Guin, AL 35563

Property Address 456 Waxahatchee Circle
Shelby, AL 35143

Date of Sale _____ Date of Deed _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 249,300 (1/2 = 124,650)

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other LIFE ESTATE DEED |
| <input type="checkbox"/> Closing Statement | |

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 12-13-16

Print CLAUDE MELVIN ARMSTRONG

Unat 
20190124000025080 3/3 \$146.00
Shelby Cnty Judge of Probate, AL
01/24/2019 09:27:49 AM FILED/CERT

Sign Claude Melvin Armstrong
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1