

20190513000160120 1/4 \$107.50  
Shelby Cnty Judge of Probate, AL  
05/13/2019 10:49:25 AM FILED/CERT

SEND TAX NOTICE TO:  
Victoria Ann Ethridge  
25118 Portobello Road  
Birmingham, AL 35242

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by: )  
Carney Dye, LLC )  
P.O. Box 43647 )  
Birmingham, Alabama 35243 )  
(205) 802-0696 )

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**LIFE ESTATE DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Victoria A. Ethridge, a single woman**, hereinafter referred to as "Grantor," does hereby grant, convey and warrant unto **Andrew D. Ethridge and Linda Deal Ethridge, a married couple**, hereinafter referred to as the "Grantees," for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, any interest the Grantor has in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

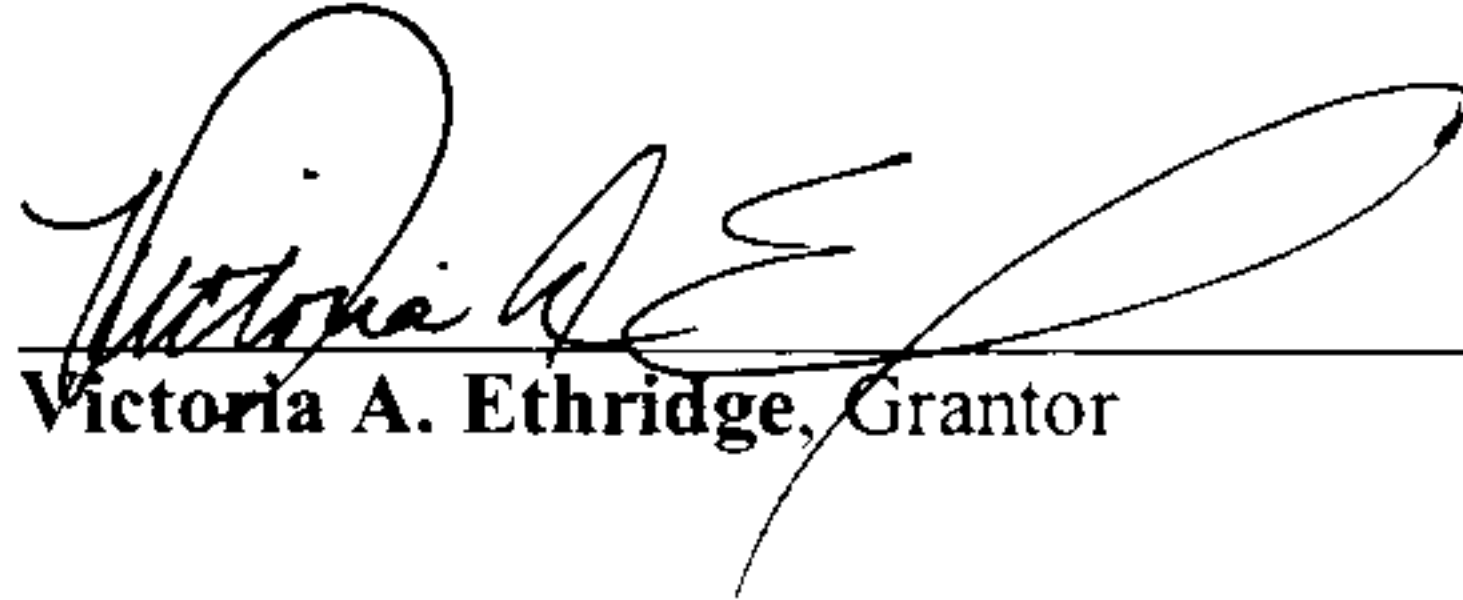
See Exhibit A.

EXPRESSLY RESERVING a Life Estate in the above described property unto **Victoria A. Ethridge** and her assigns. Victoria A. Ethridge shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of her natural life.

Upon the death of Victoria A. Ethridge, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantees.

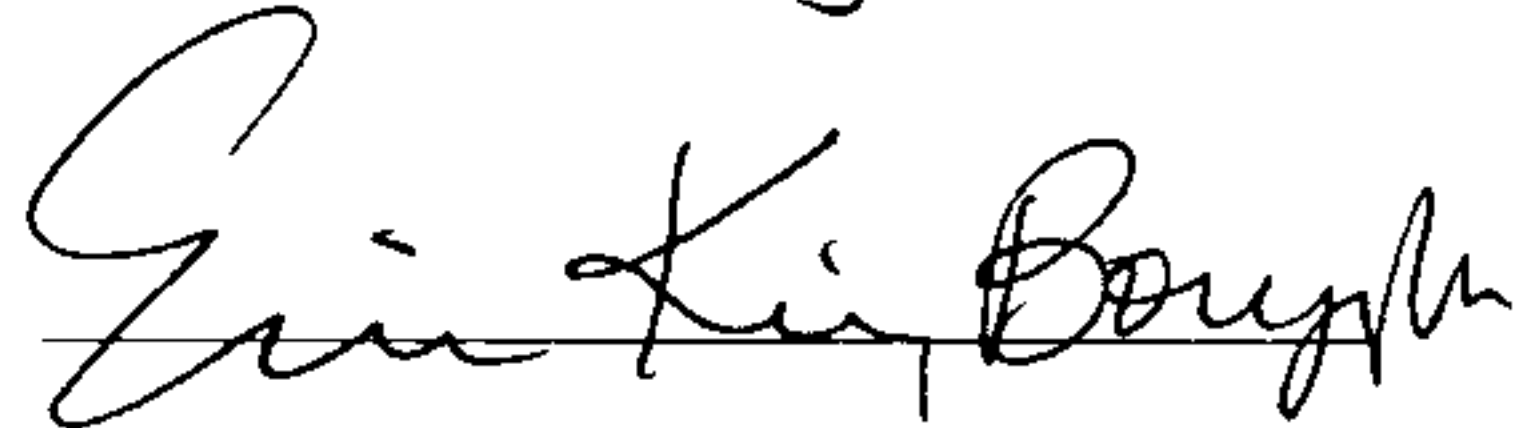
TO HAVE AND TO HOLD same unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

  
Victoria A. Ethridge, Grantor (SEAL)

STATE OF ALABAMA )  
COUNTY OF JEFFERSON ) ACKNOWLEDGMENT

I, Erin King Borczyk, a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that Victoria Ann Ethridge, a single woman, 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 this 3rd day of May, 2019.



Signature of Notary Public

My Commission expires: 07/25/2020

Grantor's Address:

Victoria A. Ethridge  
25118 Portobello Road  
Birmingham, AL 35242

Grantees' Address:

Linda and Andrew Ethridge  
25118 Portobello Road  
Birmingham, AL 35242

Exhibit A – Legal Description

Unit 118, Building 25A, Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Inst. No. 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Inst. No. 20070508000215560, 2<sup>nd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070522000237580, 3<sup>rd</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070606000263790, and the 4<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070626000297920, 5<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20070817000390000, 6<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20071214000565780, 7<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080131000039690, 8<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080411000148760, 9<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080514000196360, 10<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20080814000328860, 11<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20081222000184480, 12<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090107000004030, 13<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090415000138180, 14<sup>th</sup> Amendment to the Declaration of Condominium of Edenton as recorded in Inst. No. 20090722000282160 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded in the Condominium Plat of Edenton, a Condominium, in Map Book 38, page 77, 1<sup>st</sup> Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4 and the 2<sup>nd</sup> Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 79, 3<sup>rd</sup> Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137, 4<sup>th</sup> Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association Inc. as recorded in Inst. No. 20070425000639250, in the Office of the Judge of Probate of Shelby County, Alabama and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in and to that certain non-exclusive roadway easement as set out in Inst. No. 20051024000550530, in the Office of the Judge of Probate of Shelby County, Alabama.



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## Real Estate Sales Validation Form

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

Grantor's Name Victoria A. Ethridge  
Mailing Address 25118 Portobello Rd  
Birmingham, AL 35242

Grantee's Name Andrew D. Ethridge and Linda Deal Ethridge  
Mailing Address 25118 Portobello Rd  
Birmingham, AL 35242

Property Address 25118 Portobello Rd  
Birmingham, AL 35242

Date of Sale 5/2/2019

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 250,400

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                     


Print Victoria A Ethridge

Sign Victoria A E

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

☐ Unattested

  
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