

THIS INSTRUMENT PREPARED By:  
NANCY S. PITMAN, Attorney at Law  
P.O. Box 217, Dothan, AL 36302

PREPARED WITHOUT TITLE OPINION  
REF: DEED#20070504000207680,9/5/2007

**WARRANTY DEED RESERVING LIFE ESTATE**  
**WITH RIGHTS OF SURVIVORSHIP**

**STATE OF ALABAMA     )**  
**COUNTY OF SHELBY    )**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, We, **LARRY J. AUSTIN, husband, and BETTY J. AUSTIN, wife**, with rights of survivorship, (hereinafter referred to as Grantors), **reserving unto ourselves a life estate, held jointly, with rights of survivorship**, and upon the death of the surviving spouse, do grant, bargain, sell, and convey to our two adult married children: **KAREN D. PYBUS**, of Dothan, Alabama, and **LARRY JOE AUSTIN, JR.**, of Albany, Georgia, as Remainderperson Grantees, to each an undivided one-half interest, *per stirpally*, (hereinafter referred to as Grantees), the following described real property situated in SHELBY COUNTY, ALABAMA, otherwise known as **245 Meadow Road, Montevallo, AL 35115**, and more particularly described, to-wit:

LOT 12, IN BLOCK 3, ACCORDING TO THE SURVEY OF ARDEN SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, REF. PRIOR DEED #20070504000207680, AS RECORDED IN THE OFFICE OF PROBATE, SHELBY COUNTY, ALABAMA ON 09/05/2007, AND IS KNOWN AS: **245 Meadow Road, Montevallo, Alabama, 35115.**

**THIS PROPERTY IS NOT A HOMESTEAD.**

**SUBJECT TO:**

1. **Ad valorem taxes which may be due now or subsequent hereto;**
2. **Any applicable zoning ordinances;**
3. **Easements, restrictions, reservations, right of way and set back lines of record,**
4. **Mineral and mining rights not owned by Grantor;**
5. **Any applicable mortgages thereto.**
6. **Any existing mortgages thereon.**
7. **Any covenants, conditions and restrictions of record.**

**Page 1 of 2**

**TO HAVE AND TO HOLD** to the Grantees, their heirs and assigns forever, **subject to the reservation of the LIFE ESTATE in LARRY J. AUSTIN and BETTY J. AUSTIN, husband and wife, held jointly for life with rights of survivorship, as Grantors.**

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seal this the 11<sup>th</sup> day of June, 2019.

Betty J. Austin  
BETTY J. AUSTIN, Grantor

Larry J. Austin  
LARRY J. AUSTIN, Grantor

STATE OF ALABAMA     )  
COUNTY OF HOUSTON    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LARRY J. AUSTIN, and BETTY J. AUSTIN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, LARRY J. AUSTIN and BETTY J. AUSTIN, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of June, 2019.  
NANCY S. PITMAN  
Notary Public  
ALABAMA STATE AT LARGE  
My Commission Expires 03-25-2023  
My commission expires 3.25.23

Nancy S. Pitman  
NOTARY PUBLIC

**Tax Notice to:**  
**LARRY AND JUNE AUSTIN**  
**135 HIDDEN CREEK CIRCLE- UNIT 4**  
**DOTHAN, ALABAMA 36301**

# Real Estate Sales Validation Form

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

Grantor's Name Larry J. and Betty J. Austin Grantee's Name Larry J. & Betty J. Austin  
 Mailing Address 135-H Hidden Creek Cr. Mailing Address Karen D. Pybels  
Dothan, AL 36301 Larry Joe Austin, Jr.

Property Address 245 Meadow Rd  
Montevallo, AL  
35115

Date of Sale 6-11-19  
 Total Purchase Price \$                       
 or  
 Actual Value \$                       
 or  
 Assessor's Market Value \$ 122,000.00  
61,000.00

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 Transf to Life Estate

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 6/11/19

Unattested

(verified by)

Print Larry J. Austin - Betty J. Austin  
 Sign Larry J. Austin Betty J. Austin  
 (Grantor/Grantee/Owner/Agent) circle one



20190619000217970 3/3 \$84.00  
 Shelby Cnty Judge of Probate, AL  
 06/19/2019 01:59:02 PM FILED/CERT

Form RT-1