

20200116000022750
01/16/2020 02:24:12 PM
DEEDS 1/4

WARRANTY DEED CONVEYING LIFE ESTATE

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for the sum of Ten Dollars and other good and valuable consideration paid to the undersigned Grantors by the Grantee herein, the receipt whereof is acknowledged, **CHRISTIE D. ALLRED**, a single person, [hereinafter referred to as Grantor], do grant and convey unto JOAN MAXINE ALLRED, **an unmarried woman**, [hereinafter referred to as Grantee], a **LIFE ESTATE INTEREST ONLY** in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

See attached Exhibit for the legal description which is hereby incorporated by reference as though fully set out herein.

PARCEL #: 09 2 09 0 015 077.000
OWNER: GREENLEE ROBIN Y
ADDRESS: 1045 KINGS WAY BIRMINGHAM AL 35242
LOCATION: 1045 KINGS WAY BIRMINGHAM AL 35242

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

PROPERTY REMAINS THE HOMESTEAD OF CHRISTIE D. ALLRED.

TO HAVE AND TO HOLD unto the said Grantee for the duration of her respective life. Said life estate interest only grants the right to use and occupy the property so long as the Grantee shall live.

And I/we do for ourselves and our my heirs, executors and administrators, covenant with the said Grantee that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I/we have a good right to grant and convey a life estate in the same as aforesaid; that I/we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hands and seals this 15th
DAY OF JANUARY, 2020.

Christie D. Allred (SEAL)
CHRISTIE D. ALLRED

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CHRISTIE D. ALLRED**, a single person, 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 and official seal this 15th DAY OF JAN, 2020.

John R. Holliman
Notary Public
my com expires
08-28-2022

This Instrument was Prepared By:
BRADFORD & HOLLIMAN LLC
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281



Exhibit A

Legal Description

Lot 2513, according to the Survey of Highland Lakes, 25th Sector, Phase 2, an Eddleman Community, as recorded in Map Book 36, Page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543, and further amended in Inst. #1999-31095, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 25th Sector, Phase II, recorded in Instrument No. 20051229000667940, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Real Estate Sales Validation Form

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

Grantor's Name Christie D. Allred
 Mailing Address 1045 Kings Way
Birmingham, AL 35242

Grantee's Name Joan Maxine Allred - Life Estate Interest Only
 Mailing Address 1045 Kings Way
Birmingham, AL 35242

Property Address 1045 Kings Way
Birmingham, AL 35242

Date of Sale 1/15/2020
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$191,541.93 (value of life estate)

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 Life Estate Value

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 _____

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/16/2020 02:24:12 PM
 \$223.00 CHARITY
 20200116000022750

Christie D. Allred

Form RT-1