



20200709000283730 1/3 \$136.50  
Shelby Cnty Judge of Probate, AL  
07/09/2020 08:47:16 AM FILED/CERT

This instrument was prepared by:  
D. Wade Ramsey, Esq.  
Ramsey & Associates, L.L.C.  
P.O. Box 382012  
Birmingham, Alabama 35238-2012

Send Tax Notice To:  
Kenneth Champlin &  
Peggy Ann Mayo  
107 Old Brook Place  
Birmingham, AL 35242

**LIFE ESTATE DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY        )

That in consideration of One Hundred and 00/100—(\$100.00) Dollars to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, ~~Kenneth Champlin, an unmarried man,~~ (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **Kenneth Champlin**, (herein referred to as GRANTEE) in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1, according to the Survey of Old Brook Place as recorded in Map Book 19, Page 41, in the Probate Office of Shelby County, Alabama.**

Kenneth Champlin is one in the same person as Kenneth E. Champlin

NO TITLE OPINION GIVEN NOR SURVEY EXAMINED BY PREPARER

**SUBJECT TO:**

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Restrictions, building lines, easements, agreements, right of ways, mineral and mining rights, covenants running with the land, and any mortgages et al., as the same are filed of record.

TO HAVE AND TO HOLD to the said GRANTEE, in the manner and interest as set forth and stated herein above, it being the express intention of the Grantor to create a life estate interest in said real property for his friend, **PEGGY ANN MAYO**, at the Grantor's death. The life tenant shall retain such interest in the subject property until her death or abandonment of said property. Abandonment shall be presumed in the event that life tenant fails to reside on the premises for a period of ninety (90) continuous days, fails to maintain the premises, fails to maintain a homeowner's insurance policy at or above the fair market value of said property according to the most recent tax assessment by the Shelby County Tax Commissioner's Office, fails to pay the property taxes and/or assessments including without limitation, fire dues, library dues, homeowner's association dues, or chooses to abandon the premises by providing written notice to the Grantor's Personal Representative. Said notice shall be notarized and delivered by certified, return receipt, US mail, to the Grantor's Personal Representative. Upon the

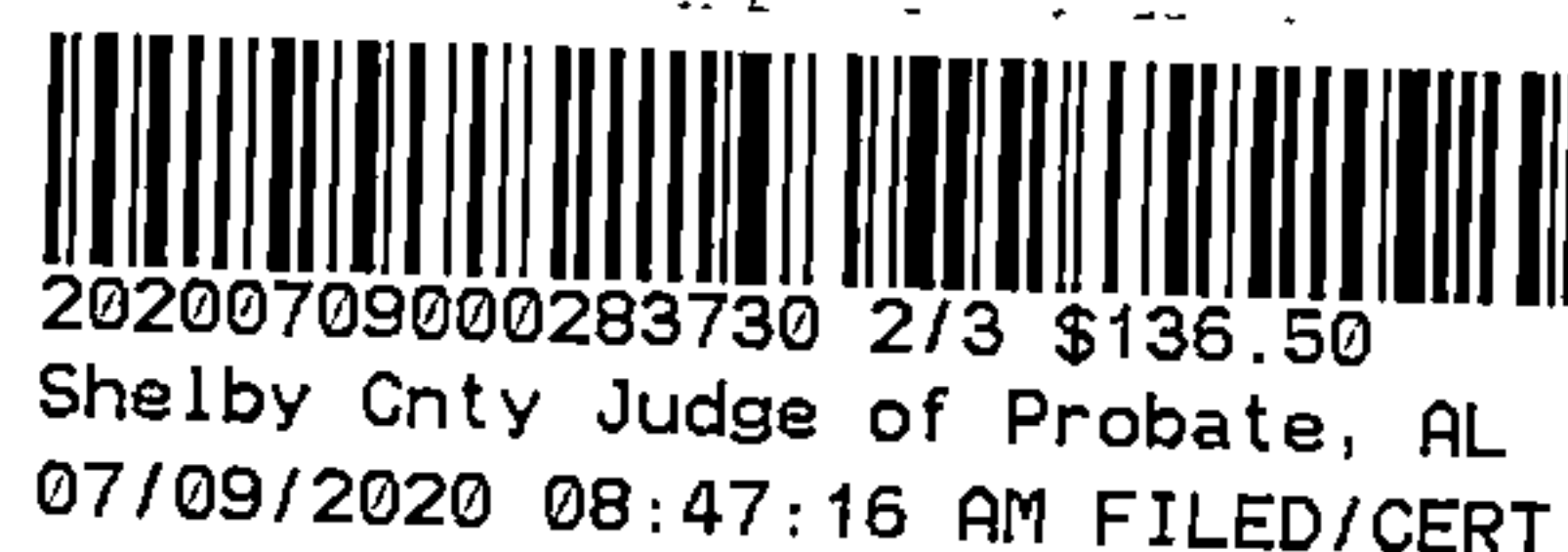
termination of life tenant's interest in said property, the property shall be devised pursuant to the terms of the Grantor's Last Will and Testament.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this the 44 day of October, 2019.

  
KENNETH CHAMPLIN

ACKNOWLEDGMENT

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

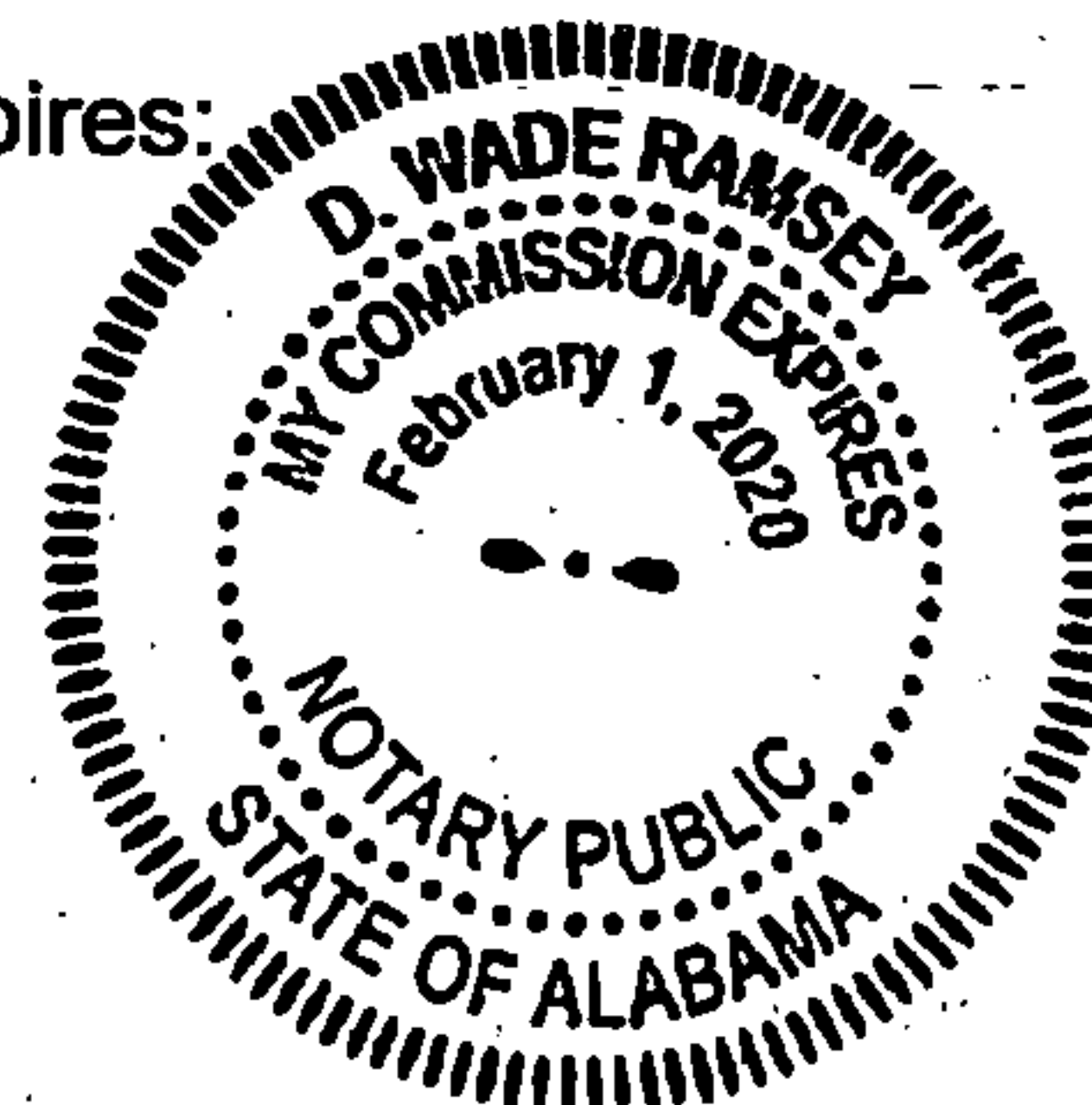


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH CHAMPLIN, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance he/she in his/her/their capacity executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 44 day of October, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:





# Real Estate Sales Validation Form

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

Grantor's Name Kenneth Champlin  
Mailing Address 107 Old Brook Place  
Birmingham, AL 35242

Grantee's Name Kenneth Champlin, With a Life Estate To:  
Mailing Address Peggy Ann Mayo  
107 Old Brook Place  
Birmingham, AL 35242

Property Address 107 Old Brook Place  
Birmingham, AL 35242

Date of Sale 10/01/2019  
Total Purchase Price \$                     

Shelby County, AL 07/09/2020  
State of Alabama  
Deed Tax: \$108.50

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 216,900.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby Co. Rev. Comm. - see attached  
☐ 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 10/14/2019

Print Kenneth Champlin, Grantor

Unattested

(verified by)

Sign

Kenneth Champlin  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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