

**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, We, **SCOTT HOWARD AND MITZI HOWARD, husband and wife** [hereinafter referred to as Grantors], do grant and convey unto ELEANOR JANE POSEY, 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:

LOT 12 ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION PHASE I AS RECORDED IN MAP BOOK 37, PAGE 104 A, B AND C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Inst. # 20200714000290430

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 IS THE HOMESTEAD OF SCOTT AND MITZI HOWARD

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 and collect the rents or other income therefrom so long as the Grantee shall live.

And we do for ourselves and our my heirs, executors and administrators, covenant

Real Estate Sales Validation Form

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

Grantor's Name Scott Howard + Mitzi Howard
Mailing Address 1145 Independence Dr Alabaster, AL 35007
Grantee's Name Eleanor Jane Posey
Mailing Address 1000 Appleford Circle Helena, AL 35080
Property Address 1000 Appleford Circle Helena, AL 35080
Date of Sale 7/13/2020
Total Purchase Price \$
Actual Value \$
Assessor's Market Value \$ 141,717.11 (Life Estate Value)

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.

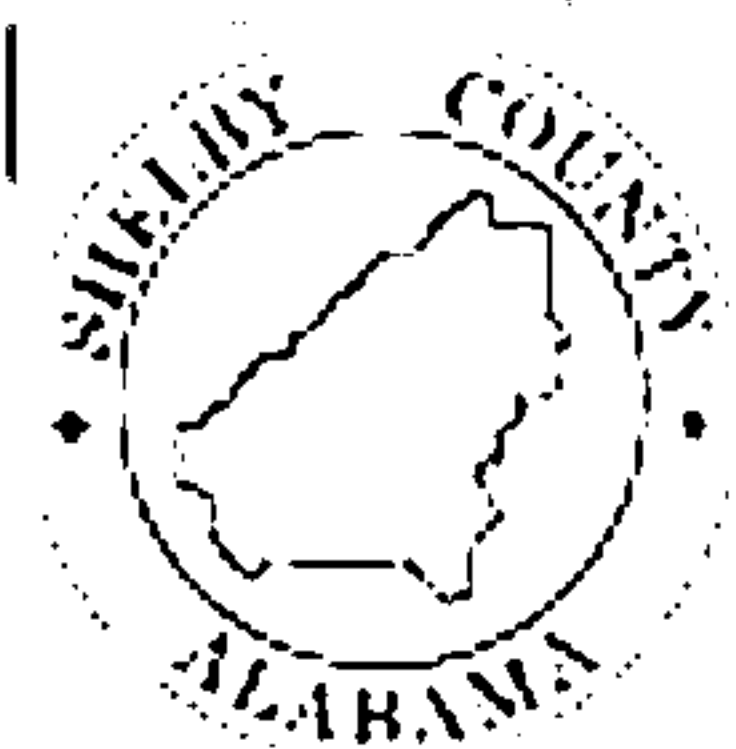
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 12/17/20 Print John R. Holliman

Sign John R. Holliman (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate (Shelby County) Alabama, County Clerk
Shelby County, AL
12/18/2020 08:04:15 AM
\$170.00 JESSICA
20201218000581040

Allie S. Boud