

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Carla Upton  
1550 Bent River Cir.  
Birmingham, AL 35216

**GENERAL WARRANTY DEED  
WITH LIFE ESTATE**

20210106000008970  
01/06/2021 09:39:28 AM  
DEEDS 1/2

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Judy C. Chamberlain and Dan Chamberlain, wife and husband, whose mailing address is:

164 Kelso Mulberry Road, Mulberry, TN 37359

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Sandra Gilliland, for her life, and to Carla Upton, Karen Ash and Robert Smith in fee simple, as tenants in common, whose mailing address is:

1550 Bent River Circle, Birmingham, AL 35216

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 46, according to the Map and Survey of Phase II Bent River Estates, as recorded in Map Book 18, Page 30, in the Probate Office of Shelby County, Alabama.

It is expressly intended that Sandra Gilliland is to have a life estate in the property and upon her death the remainder shall vest in Carla Upton, Karen Ash and Robert Smith in fee simple.

Subject to: All easements, restrictions and rights of way of record.


Judy C. Chamberlain, grantor herein, and Judy C. Church, grantee in that certain deed recorded in Instrument #20040901000487860, are one and the same person.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our heirs), executors, and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 15th day of December, 2020.


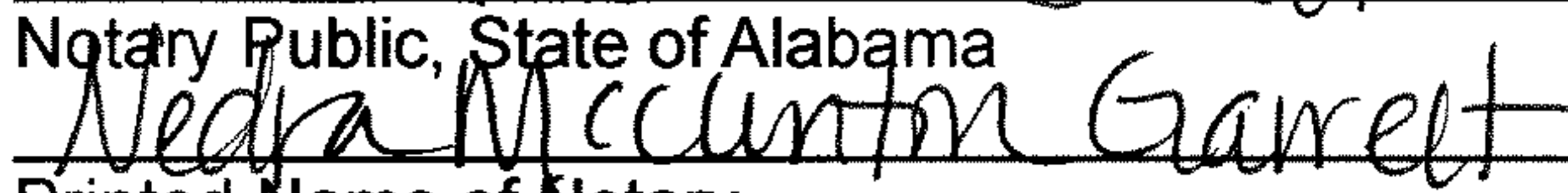
  
\_\_\_\_\_  
Judy C. Chamberlain

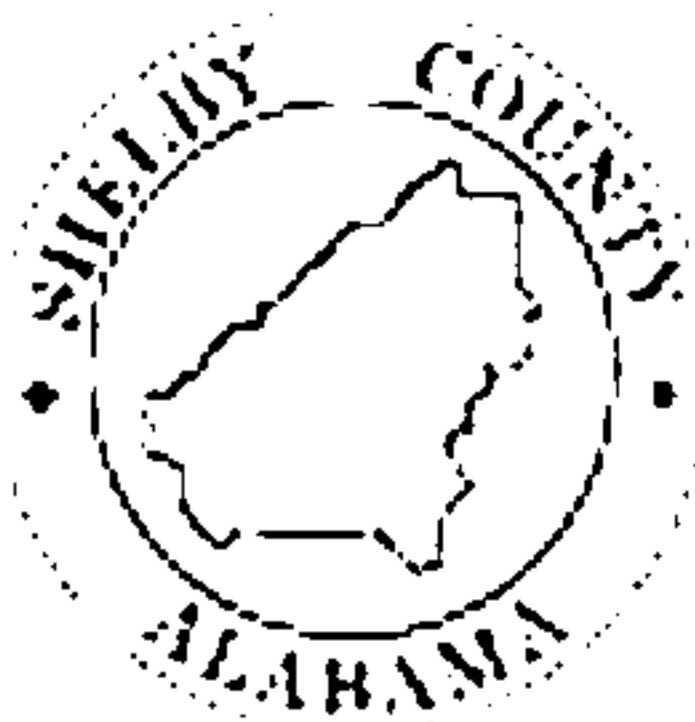
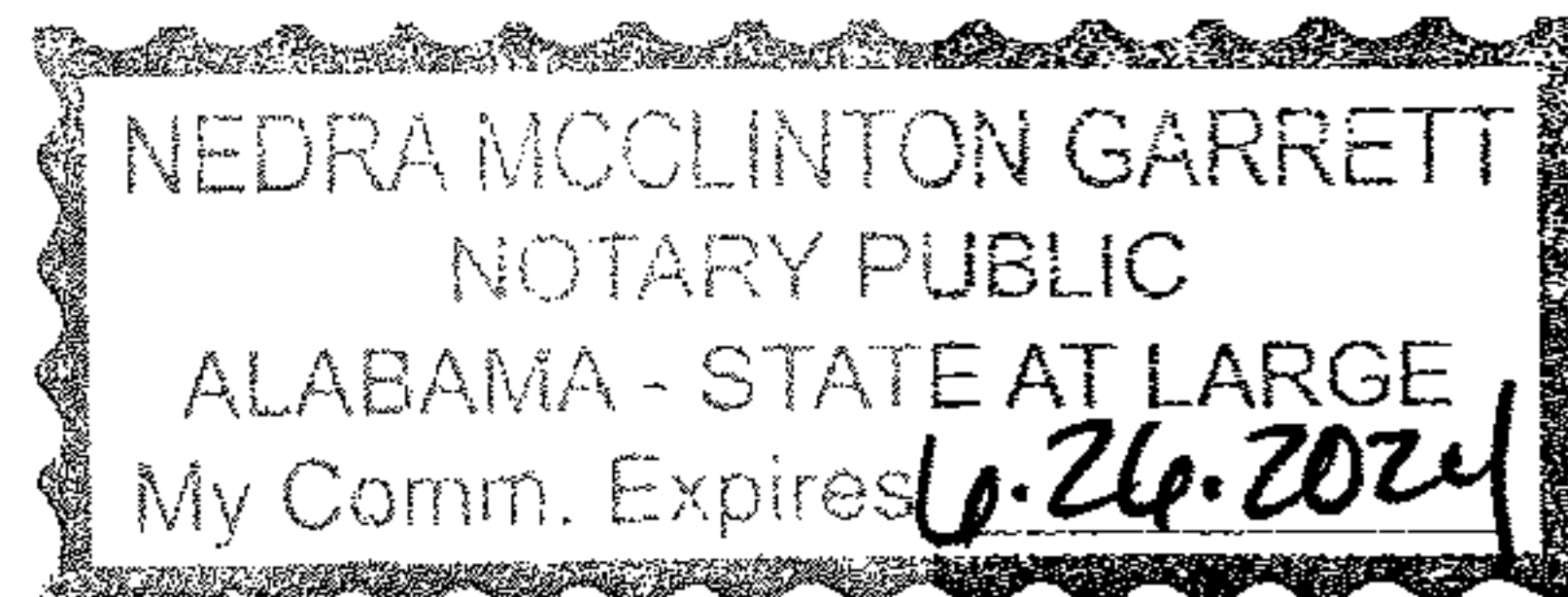
  
\_\_\_\_\_  
Dan Chamberlain

State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Judy C. Chamberlain and Dan Chamberlain, wife and husband is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of December, 2020.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
  
\_\_\_\_\_  
Printed Name of Notary  
My Commission Expires: 6.26.2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/06/2021 09:39:28 AM  
\$275.00 CHERRY  
20210106000008970

