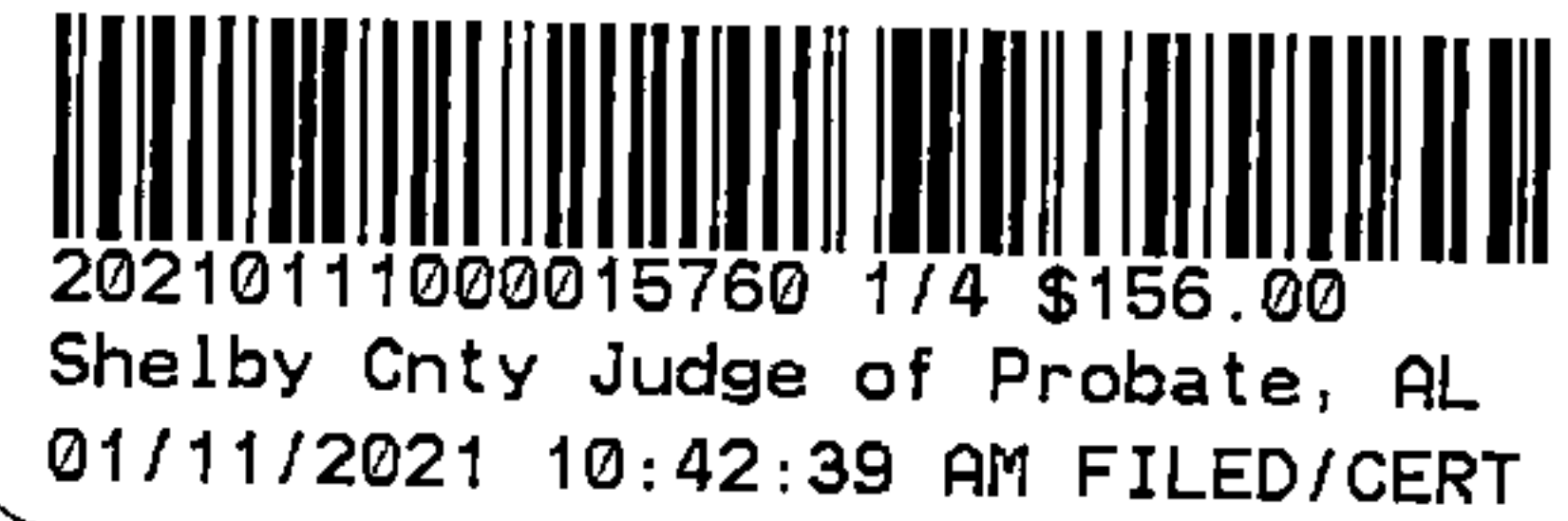


THIS DOCUMENT PREPARED BY:
Carney Dye, LLC
300 Office Park Drive, Suite 160
Birmingham, Alabama 35223
(205) 802-0696



Send Tax Notice To:
Richard and Betsy Kline
67 Overhill Road
Montevallo, Alabama 35115

LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENT that **Richard P. Kline, and wife, Betsy G. Kline, a married couple**, hereinafter referred to as **Grantors**, for and in consideration of Ten (\$10.00) dollars and other valuable consideration had and received and paid by Adam Patrick Kline, a married man, and Catherine Green Kline Crabtree, a married woman, hereto referred to as **Grantees**, the receipt of which is acknowledged, do hereby remise, release, quit claim and convey of their right, title, interest and claim in or to the unto said Grantees, as tenants in common, the Real Property situated in Shelby County, Alabama, described to wit:

Description of a tract of land situated in the NE $\frac{1}{4}$ of Section 7, and the NW $\frac{1}{4}$ of Section 8, Township 22 South, Range 2 West, Shelby County, Alabama more particularly described as follows:

Commence at the NE corner of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, and run South 00 degrees 35 minutes 16 seconds West along the East line of said Section 7 for 1019.73 feet to a point of intersection with the Northwesternly right of way line of Shelby County Road No. 226, and point of beginning; thence North 53 degrees 06 minutes 53 seconds East for 230.00 feet; thence left 90 degrees 00 minutes and run North 36 degrees 53 minutes 06 seconds West for 300.04 feet; thence North 00 degrees 35 minutes 16 seconds East for 98.00; thence North 89 degrees 24 minutes 44 seconds West for 380.00 feet; thence South 00 degrees 35 minutes 16 seconds West for 470.77 feet; thence South 87 degrees 09 minutes 09 seconds East for 366.03 feet; thence North 50 degrees 08 minutes 56 seconds East for 18.74 feet to the point of beginning. Containing 5.00 acres more or less.

This property described above has a mailing address of **67 Overhill Road, Montevallo, Alabama 35115**.

Said realty being and intended to be the same realty described in the Warranty Deed, Joint Tenants with Right of Survivorship conveyed to the Grantors on December 15, 2010 in Instrument Number 2010121500421020.

EXPRESSLY RESERVING a **Life Estate** in the above described property unto Richard P. Kline and Betsy G. Kline, a married couple, and their assigns. Richard P. Kline and Betsy G. Kline, a married couple, shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of their natural lives.

Upon the death of both Richard P. Kline and Betsy G. Kline, a married couple, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantees.

TO HAVE AND TO HOLD same unto the Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

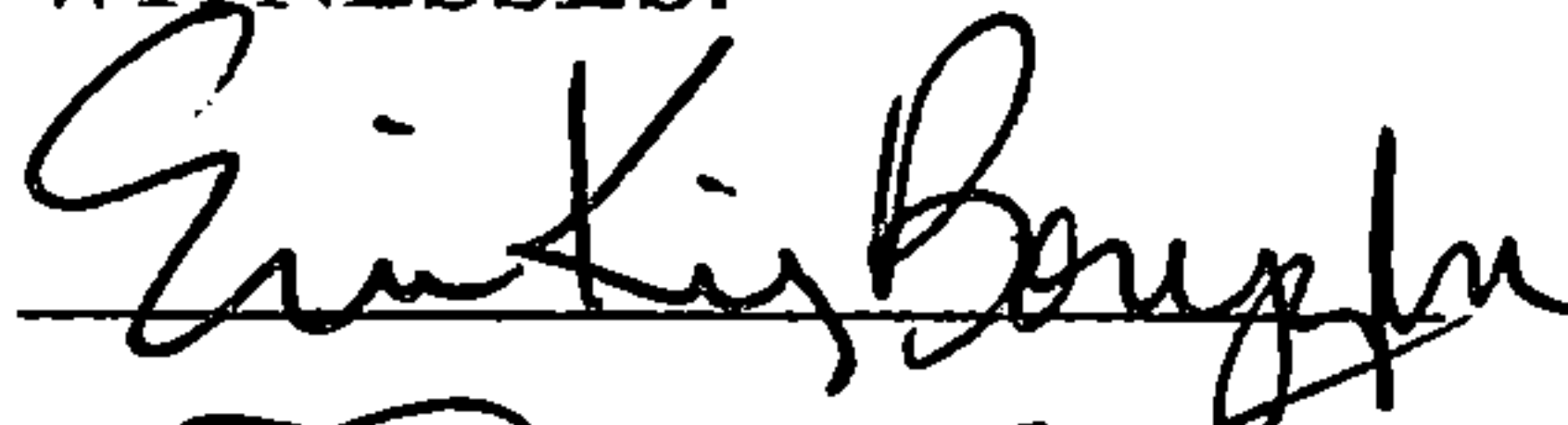
PLEASE NOTE: The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

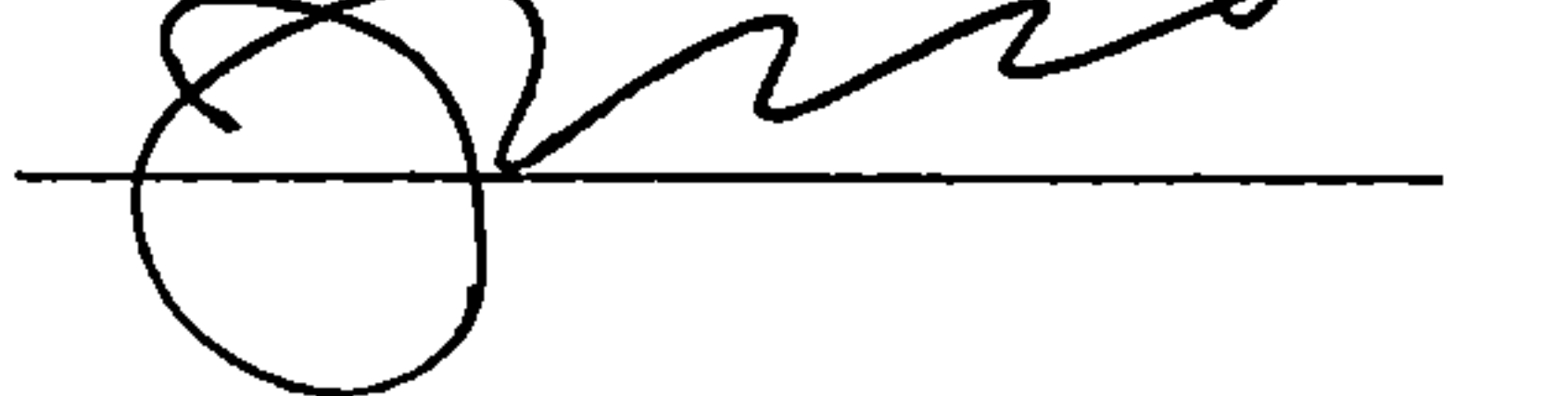
Witness my hand and seal this the 15th day of December, 2020.



_____(SEAL)
RICHARD P. KLINE


_____(SEAL)
BETSY G. KLINE

WITNESSES:






20210111000015760 2/4 \$156.00
Shelby Cnty Judge of Probate, AL
01/11/2021 10:42:39 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Jefferson)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RICHARD P. KLINE**, whose name is signed to the foregoing conveyance of property, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, he 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.

Dana K. Paine
Signature of Person Taking Acknowledgment

My commission expires: 10/21/2023

STATE OF ALABAMA)
COUNTY OF Jefferson)


20210111000015760 3/4 \$156.00
Shelby Cnty Judge of Probate, AL
01/11/2021 10:42:39 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **BETSY G. KLINE**, whose name is signed to the foregoing conveyance of property, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, she 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.

Dana K. Paine
Signature of Person Taking Acknowledgment

My commission expires: 10/21/2023

Real Estate Sales Validation Form

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

Grantor's Name Richard and Betsy Kline
Mailing Address 67 Overhill Rd
Montevallo, AL 35115

Grantee's Name Adam Patrick Kline and Catherine Green
Mailing Address Kline Crabtree

Property Address 67 Overhill Rd
Montevallo, AL 35115

Date of Sale 12/15/2020
Total Purchase Price \$

Shelby County, AL 01/11/2021
State of Alabama
Deed Tax: \$125.00

or
Actual Value \$

or
Assessor's Market Value \$ 249,600

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 assessor's market value 1/2 \$124,800

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 1/7/2021

Print Shannon Dye

Sign Shannon Dye

☐ Unattested

(Grantor/Grantee/Owner/Agent) circle one



20210111000015760 4/4 \$156.00
Shelby Cnty Judge of Probate, AL
01/11/2021 10:42:39 AM FILED/CERT

verified by)

Form RT-1