

THIS DOCUMENT PREPARED BY:

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20210111000015780 1/4 \$149.00
Shelby Cnty Judge of Probate, AL
01/11/2021 10:47:07 AM FILED/CERT

Send Tax Notice To:
Samantha Lynn Ellis
6784 Liberty Road
Pinson, Alabama 35126

LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS that Charles Gregory Ellis and Lynette D. Ellis, a married couple, hereinafter referred to as Grantor, for and in consideration of Ten (\$10.00) dollars and other valuable consideration had and received and paid by Samantha Lynn Ellis, a married woman, hereto referred to as Grantee, the receipt of which is acknowledged, does hereby remise, release, quit claim and convey of her right, title, interest and claim in or to the unto said Grantee the Real Property situated in Shelby County, Alabama described to wit:

Commencing at the Southwest corner of the NS $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 4 West; thence run East along the South line of the S $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 12, a distance of 1529.12 feet to point of beginning of tract herein described; thence continue along the South line of the SE $\frac{1}{4}$ of Section 12, a distance of 340.46 feet to corner of Rose property; thence turn an angle to left of 141 degrees 55 minutes and run 558.26 feet to Southeast right of way of paved county road; thence turn an angle of 90 degrees to left and run along said road right of way 210 feet; thence turn an angle of 90 degrees to left and run 290.28 feet to point of beginning.

This conveyance and the use of the property herein described is subject to easement, reservations and restrictions of record.

Said realty being and intended to be the same realty described in the Warranty Deed, Jointly for Life with Remainder to Survivor conveyed to the Grantors on November 18, 2005 and recorded on December 7, 2005 at 10:19:39 am in Instrument number 20051207000633140.

This property described above has a mailing address of 3481 Morgan Road, Bessemer, Alabama 35022.

EXPRESSLY RESERVING A LIFE ESTATE in the above described property unto Charles Gregory Ellis and Lynette and his assigns. Charles Gregory Ellis 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 his natural life.

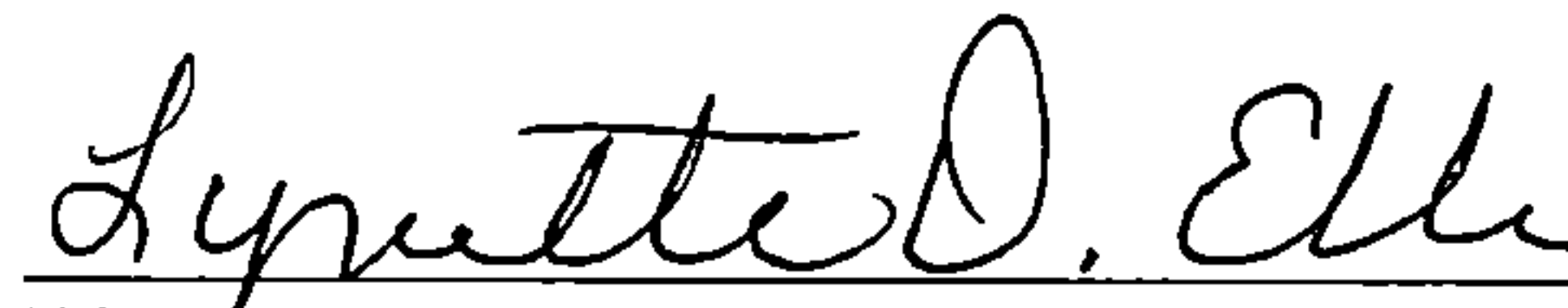
Upon the death of Charles Gregory Ellis the ownership, possession, use, rents, revenues, and profits of the above described property shall revert to the Grantee.

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

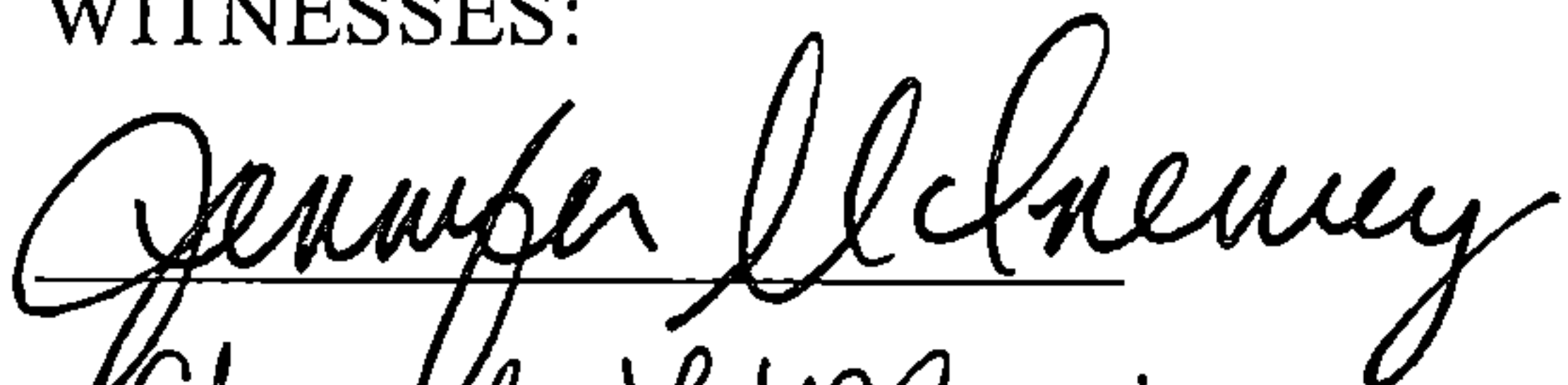
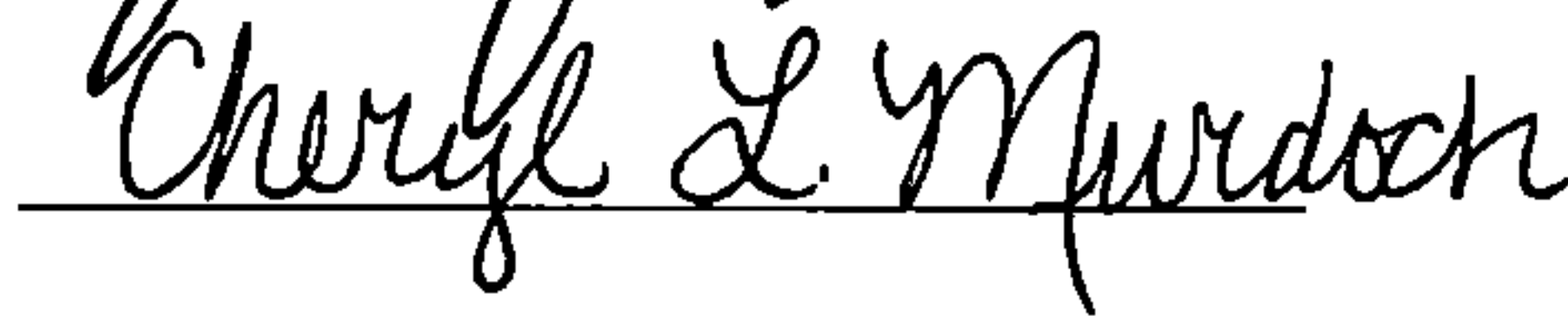
PLEASE NOTE: The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

Witness my hand and seal this the 4th day of December, 2020.

 (SEAL)
CHARLES G. ELLIS

 (SEAL)
LYNETTE D. ELLIS

WITNESSES:



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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **CHARLES G. ELLIS and LYNETTE D. ELLIS** whose names are signed to the foregoing, and who are known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of December, 2020.



Signature of Person Taking Acknowledgment

My commission expires: 10/21/2023



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Grantor's Address:
Charles Gregory Ellis
3481 Morgan Road
Bessemer, AL 35022

Grantee's Address:
Samantha Lynn Ellis, Trustee
6784 Liberty Road
Pinson, Alabama 35126

Real Estate Sales Validation Form

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

Grantor's Name Charles Gregory Ellis and Lynette D. Ellis
Mailing Address 3481 Morgan Rd
Bessemer, AL 35022

Grantee's Name Samantha Lynn Ellis
Mailing Address 6784 Liberty Rd
Pinson, AL 35126

Property Address 3481 Morgan Rd
Bessemer, AL 35022

Date of Sale 12/4/20

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 117,690



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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 assessor's market value
☐ 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 12/16/2020

Print Jennifer McInerney

Sign Jennifer McInerney
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Shelby County, AL 01/11/2021
State of Alabama
Deed Tax: \$118.00

Verified by)

Form RT-1