

20210121000032840
01/21/2021 07:56:43 AM
DEEDS 1/3

Recording Requested by: **DANNY C. LOYD**
When Recorded Mail To:
Name: **DANNY C. LOYD**
Mailing Address: 2413 Blue Bird Circle
City: Birmingham
State: AL
Zip Code: 35244

Above Space For Recordors Use

SOURCE OF TITLE: BK 052 PG 206

WARRANTY DEED with Reservation of Life Estate

GRANTORS:

DANNY C. LOYD, a single man, due to the death of the joint owner, his spouse VICTORIA P. LOYD, 2413 Blue Bird Circle, Birmingham, Alabama 35244

GRANTEE:

ERIC DARREN LOYD, 4310 Rivermont Circle, Irondale, AL 35210

For valuable consideration, Grantor does hereby grant and convey to GRANTEE, his heirs and assigns, a remainder interest subject to a defeasance as set forth below, in and to:

Property Legal Description:

LOT 2, according to the survey of Audubon Forest as recorded in Map Book 8, Page 126, located in the Probate Office of **SHELBY** County, Alabama

PROVIDED, however, that the Grantor **has reserved** the use and enjoyment of said property for his life and that the grant of said property to Grantee is subject to the following powers retained by the Grantor:

1. The Grantor shall retain possession and control of all of the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantor.
2. The Grantor retains the unrestricted and limited right to dispose of his share of the property during the life of the Grantor, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose his share of the property in any manner in the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee Remaindermen, and to keep any and all proceeds derived therefrom without obligation to the Grantee

Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remainderman, his heirs and assigns.

WITNESS Grantor's hand this 19th day of JANUARY, 2021;

Danny C. Lloyd by Eric Loyd, agent
DANNYC. LOYD

Grantor, by ERIC DARREN LOYD, his Agent and Attorney-in-Fact, appointed under that Power of Attorney dated 12/1/2020, attached to this Deed and recorded contemporaneously.

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

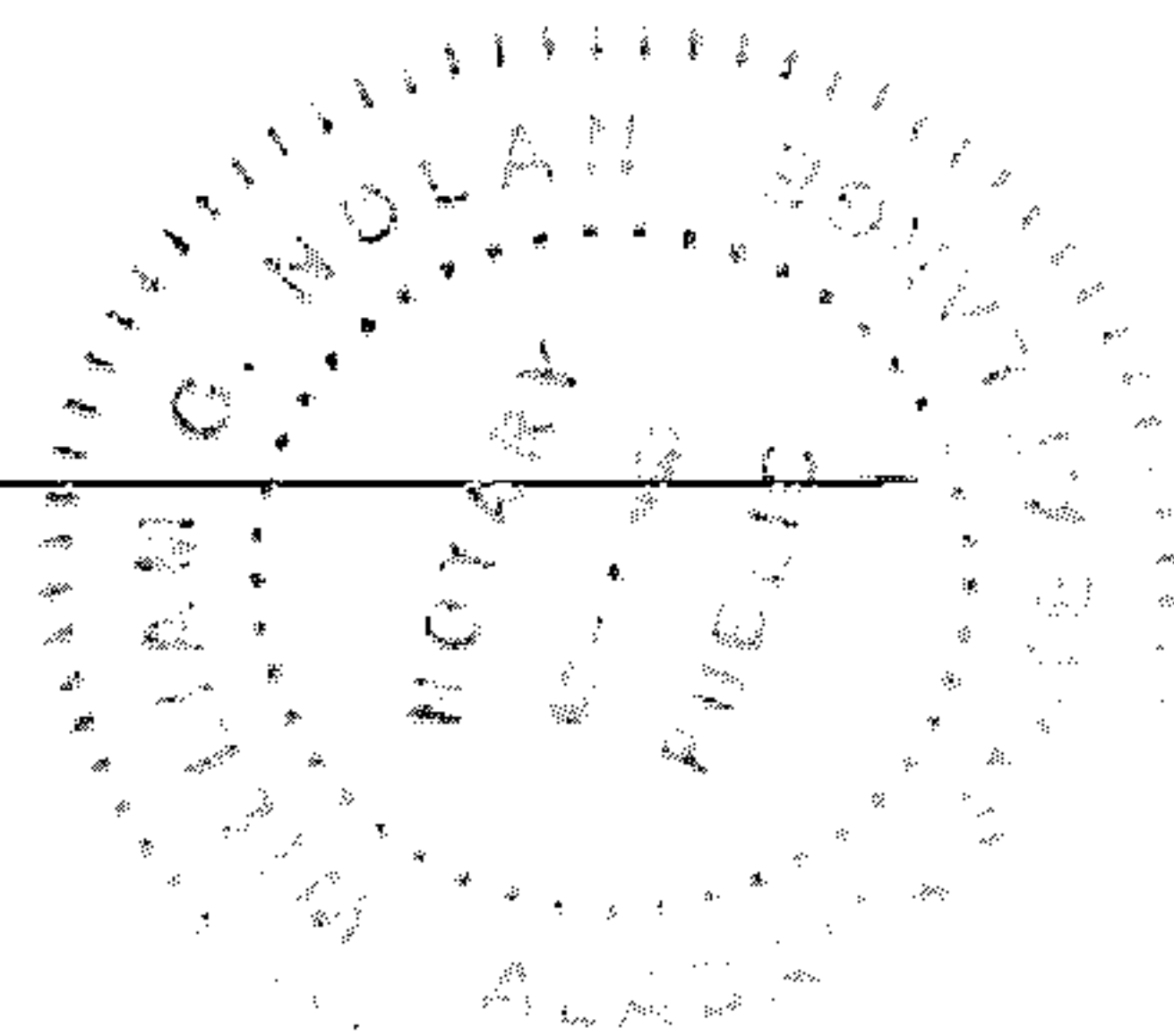
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DANNY C. LOYD**, who is known to me, through his Agent ERIC DARREN LOYD, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19 day of JANUARY, 2021.

My Commission Expires:

1/15/2025

Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Danny C. Loyd
 Mailing Address 2413 Blue Bird Cr.
Birmingham, AL 35244

Grantee's Name Eric Darren Loyd
 Mailing Address 4310 Rivermont Cr.
Irondale, AL 35210

Property Address 2413 Blue Bird Cr.
Birmingham, AL 35244

Date of Sale 01/19/2021
 Total Purchase Price \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/21/2021 07:56:43 AM
 S222.00 CHERRY
 20210121000032840

William G. Nolan

or
 Actual Value \$

or
 Assessor's Market Value \$ 193,750

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 X Other Tax Assessor's 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 01/19/2021

Print William G. Nolan

 Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one