

382.00



20210323000145370 1/5 \$417.00
Shelby Cnty Judge of Probate, AL
03/23/2021 10:44:26 AM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR
SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE
LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Inst. #20170913000333230

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Harry Wade and Linda M. Wade
5189 Crossings Parkway
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 1st day of March, 2021, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Grantors herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

HARRY WADE AND LINDA M. WADE, husband and wife,
whose mailing address is **5189 Crossings Parkway, Birmingham, Alabama 35242**

and

ANGELA WADE WOOD, a married woman,
whose mailing address is **3328 East Briarcliff Road, Birmingham, Alabama 35223**

(herein referred to each singularly as a "Grantor" and collectively as "Grantors"), do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto

ANGELA WADE WOOD,
whose mailing address is **3328 East Briarcliff Road, Birmingham, Alabama 35223**

(herein referred to as "Grantee"), **BUT SUBJECT, HOWEVER, TO THE RESERVATION BY THE GRANTORS, HARRY WADE AND LINDA M. WADE (EACH SINGULARLY A "LIFE ESTATE GRANTOR" AND COLLECTIVELY THE "LIFE ESTATE GRANTORS"), OR THE SURVIVOR OF THEM, OF A LIFE ESTATE IN THE PROPERTY AS STATED BELOW**, the following described real property situated in Shelby County, Alabama [herein referred to as the "Property"; the Property having a property address of **5189 Crossings Parkway, Birmingham, Alabama 35242**, and an Assessor's Market Value

of \$573,800.00, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner (the Property being identified as Parcel No. 10-2-10-0-008-048.000)], to-wit:

Lot 465, according to the Survey of Caldwell Crossings Fourth Sector, Phase Two, as recorded in Map Book 36, Page 149, in the Probate Office of Shelby County, Alabama.

EXCEPT THAT THERE IS HEREBY EXPRESSLY RESERVED UNTO THE LIFE ESTATE GRANTORS, AND EACH OF THEM, A LIFE ESTATE IN THE PROPERTY, TOGETHER WITH THE RIGHT TO USE AND/OR OCCUPY THE SAME AS THE LIVING LIFE ESTATE GRANTOR(S) SHALL SEE FIT, AND TO COLLECT THE RENTS, ISSUES AND PROFITS THEREFROM, SO LONG AS ANY ONE OF THE LIFE ESTATE GRANTORS SHALL LIVE, IT BEING THE INTENTION OF THE GRANTORS THAT THE ENDING OF THE LIFE ESTATE OF ANY ONE LIFE ESTATE GRANTOR SHALL IN NO WAY AFFECT THE REMAINING LIFE ESTATE OF THE OTHER LIFE ESTATE GRANTOR.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantors); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heirs and assigns, in fee simple forever, **subject, however, to the reservation of a life estate in the Property by each Life Estate Grantor.**

NOTES:


1. The Grantors acquired the Property by deed dated August 30, 2017, and recorded on September 13, 2017, in Instrument #20170913000333230 in the Probate Office of Shelby County, Alabama.

2. The Property conveyed hereby **IS and is intended to remain** the homestead of the Life Estate Grantors, Harry Wade and Linda M. Wade, who are husband and wife.

3. The Grantor, Angela Wade Wood, is one and the same person as the Grantee herein. The Property is **NOT** the homestead of the said Angela Wade Wood or her spouse.

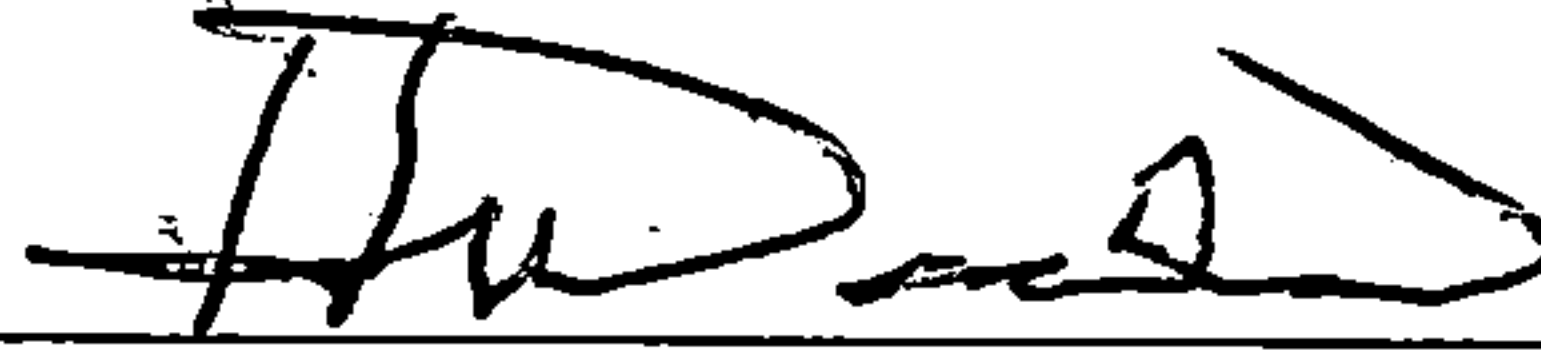
4. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantors hereby attest that, to the best of each Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. Each Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40 22 1 (h).

**- Remainder of Page Intentionally Left Blank -
Signature Pages of Grantors Follow -**

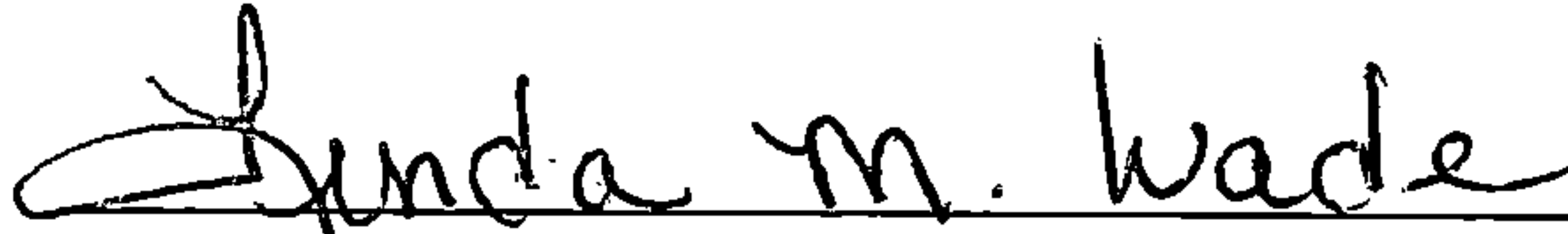

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IN WITNESS WHEREOF, the Grantors have hereunto set Grantors' hands and seals effective as of the date first above written.

GRANTORS/LIFE ESTATE GRANTORS:



Harry Wade



Linda M. Wade

Date of Execution: March 1, 2021

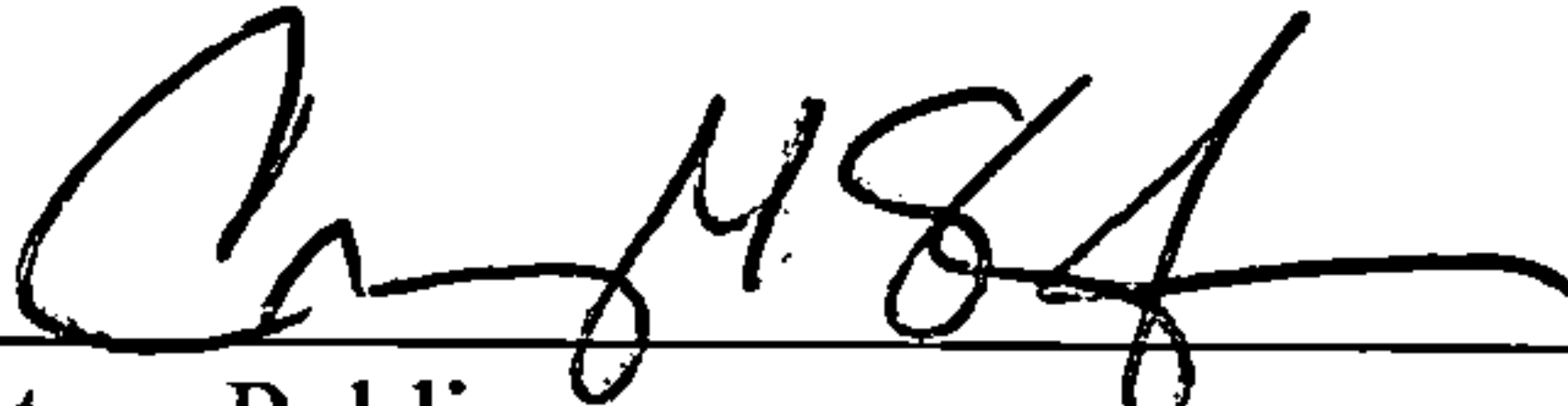
STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Harry Wade and Linda M. Wade, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2021.

{ SEAL }



Notary Public

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 24, 2024

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GRANTOR:

Angela Wade Wood
Angela Wade Wood

Date of Execution: March 1, 2021

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Angela Wade Wood, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 2021.

{ SEAL }

Craig M. Stephens
Notary Public

My Commission Expires: MY COMMISSION EXPIRES AUGUST 24, 2024

This instrument prepared by:

Craig M. Stephens, Esq.

Sirote & Permutt, P.C.

2311 Highland Avenue South (35205)

P.O. Box 55727

Birmingham, Alabama 35255-5727



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