

**WARRANTY DEED
RESERVING LIFE ESTATE**

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **BARBARA W. HOSKINS, a widow**, the undersigned Grantor, do grant, bargain, sell and convey my interest, to **GINA FERLISE, a married woman, and GARY HOSKINS, a married man**, in equal shares, as tenants in common, my interest in the following described real property situated in Shelby County, Alabama, SUBJECT TO the reservation stated below, viz:

Begin at the intersection of the West line of Indian lake Trail and the South line of the NW ¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence go North along said West line 671.53 feet; thence Westerly 412.98 feet to the point of beginning; thence continue Westerly along the same line 188.98 feet to the West line of a road; thence turn right and follow the West line of said road 239.37 feet to the Southeast line of Indian Lake Drive; thence Northeasterly along said South line 179.25 feet; thence Southeasterly 306 feet; thence Southwesterly 100 feet to Point of Beginning. All lying in the Southwest Quarter of the Northwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama.

Source of Title: Instrument # 20170419000132150

This deed prepared without benefit of title examination and was prepared from deeds/description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

EXCEPT that, as to all of the above-described property, I, Barbara W. Hoskins, reserve to myself a life estate, together with the right to use and occupy the homestead property and collect the rents or other income therefrom so long as I shall live.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, executors and administrators in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantees, their heirs, executors and administrators, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors and administrators, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of June, 2021.

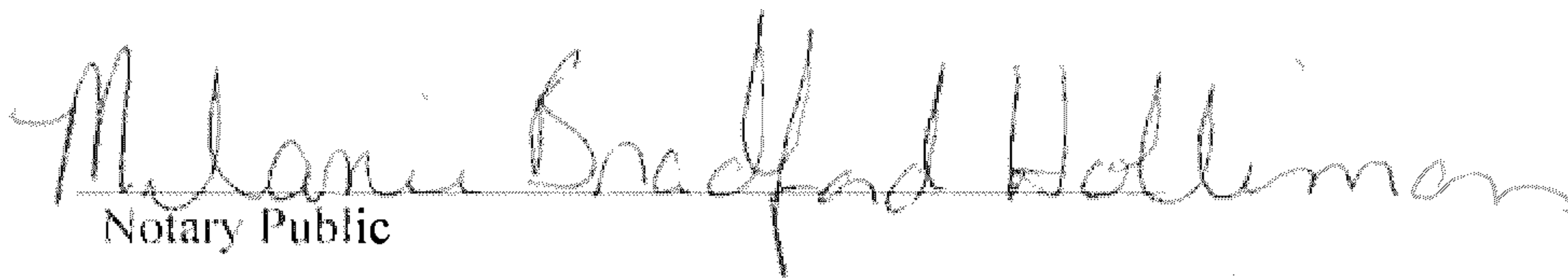
 (SEAL)
BARBARA W. HOSKINS

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **BARBARA W. HOSKINS**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of June, 2021.


Notary Public

This Instrument was Prepared by:
Bradford & Holliman, LLC
Melanie B. Bradford
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464

My Commission Expires
September 12, 2022



Real Estate Sales Validation Form

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

Grantor's Name Barbara W. Hoskins
 Mailing Address 3437 Indian Lake Drive
Pelham, AL 35124

Grantee's Name Gary Hoskins
 Mailing Address 915 Brittany Court
Gastonia, NC 28056

Property Address 3437 Indian Lake Drive
11-7-36-2-001-031.000

Date of Sale 6/9/21
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 235,860

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

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 6/9/21

Print _____

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/15/2021 09:23:22 AM
 \$264.00 CHERRY
 20210615000291130

Allen S. Boyd

Form RT-1