

20210719000347820
07/19/2021 08:48:53 AM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Birmingham, AL 35216

SEND TAX NOTICE TO:

EDMUND P. BLACKWELL, JR.
104 Hunters Point Circle
Hoover, AL 35244

LIFE ESTATE DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, LYNDIA S. BLACKWELL, an unmarried person (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto EDMUND P. BLACKWELL, JR. (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

TITLE NOT EXAMINED IN THE PREPARATION OF THIS INSTRUMENT

The Grantor expressly reserves a life estate in the above described property unto the Grantor. The Grantor 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 the Grantor's natural life. Upon the death of the Grantor, the ownership, possession, use rents, revenues and profits of the above described property shall revert to the Grantee.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and his assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; 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 Grantee, and his assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, this 30 day of June, 2021.

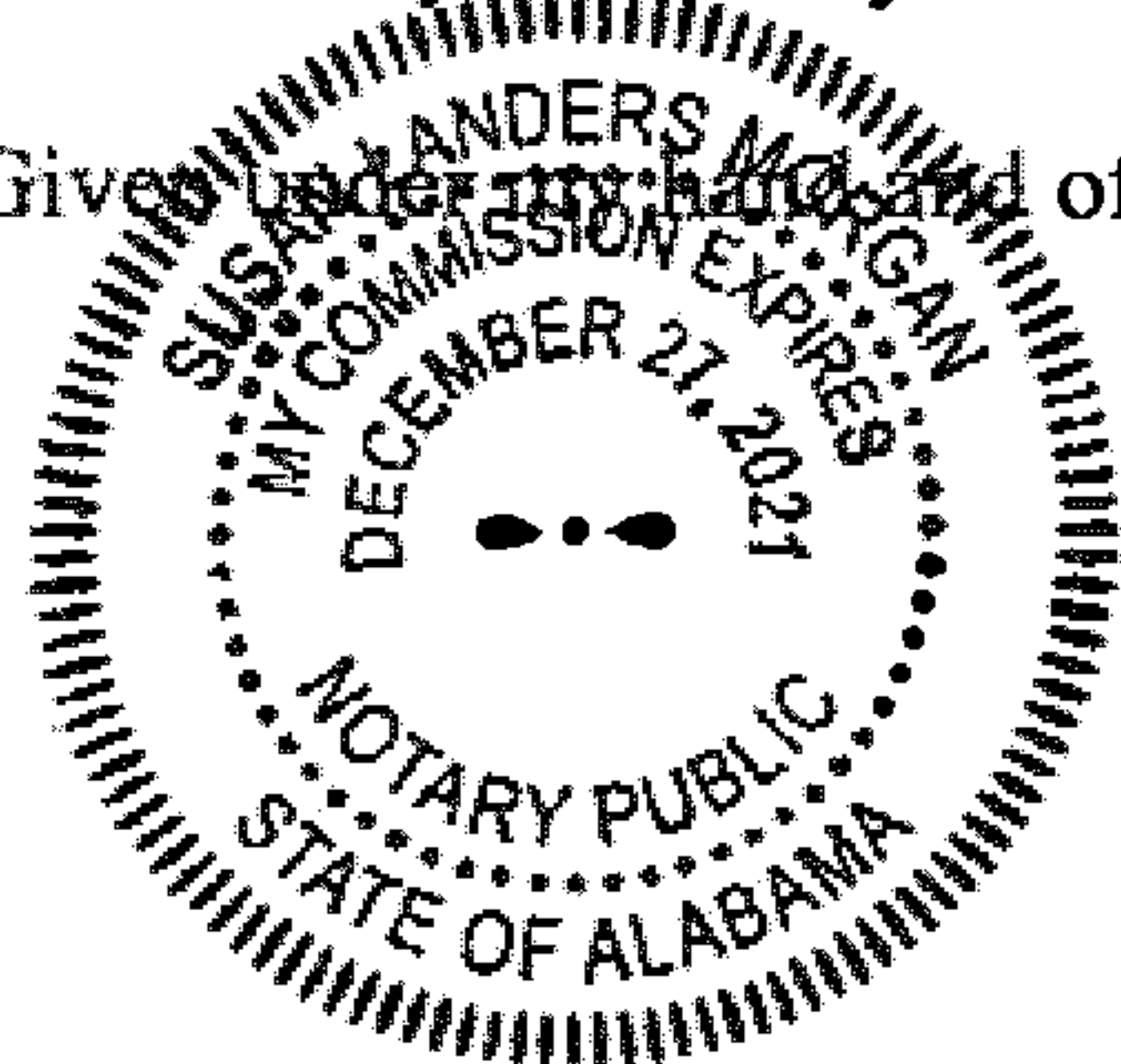
Lyndia S. Blackwell
LYNDIA S. BLACKWELL

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, LYNDIA S. BLACKWELL, 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 30th day of June, 2021.



Susan Sanders Morgan

Notary Public

My Commission Expires: 12/27/21

EXHIBIT A

A part of Tract 1, according to the survey of Chestnut Glen Estates, as recorded in Map Book 13, Page 77 in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 4 West; thence run Northwardly along the West line of said 1/4-1/4 for a distance of 46.74 feet to the SW corner of Lot 27, according to the Map of Chestnut Glen, Phase II, as recorded in Map Book 13, Page 17 in Probate Office; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds and run along the South line of said Lot 27, for a distance of 275.14 feet to the point of beginning; thence continue along the last described course for a distance of 330.57 feet to the SE corner of said Lot 27, said point being the point of beginning of a curve to the left having a central angle of 31 degrees 28 minutes 08 seconds and a radius of 66.0 feet; thence run along the arc of said curve for a distance of 36.25 feet; thence turn an angle to the right of 61 degrees 15 minutes 37 seconds as measured from chord for a distance of 147.19 feet; thence turn an angle to the left of 44 degrees 36 minutes 06 seconds for a distance of 365.48 feet; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds for a distance of 244.92 feet; thence turn an angle to the right of 90 degrees 55 minutes 27 seconds for a distance of 500.00 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name LYNDA S. BLACKWELL
Mailing Address c/o George Vaughn
100 Olde Towne Road, Suite 105
Vestavia Hills, AL 35216

Grantee's Name EDMUND P. BLACKWELL
Mailing Address 104 HUNTERS POINT CIRCLE
HOOVER, AL 35244

Property Address 161 CHESTNUT LANE
HELENA, AL 35080

Date of Sale JUNE 30, 2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$307380

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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).

Date6/30/2021

Print George M. Vaughn

☐ Unattested
(verified by)

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

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2021 08:48:53 AM
\$335.50 KIMBERLY
20210719000347820

Kimberly S. Beal