

DEED RESERVING A LIFE ESTATE

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01/07/2022 02:04:18 PM
DEEDS 1/2

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars(\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we WILLIAM JERRY ROWLAND AND JUDY ANN ROWLAND, HUSBAND AND WIFE, referred to as Grantors, do hereby GRANT, BARGAIN, SELL AND CONVEY unto WILLIAM KEVIN ROWLAND AND DEANNA ROWLAND MILLER, referred to as Grantees, reserving unto the Grantors WILLIAM JERRY ROWLAND AND JUDY ANN ROWLAND a life estate for and during their joint lives and upon the death of either of them, then to the survivor of them for the duration of said survivor's life, in the following described real estate, situated in Shelby, State of Alabama, to wit:

LOT 29, ACCORDING TO THE FINAL PLAT OF BELVEDERE COVE PHASE III, AS RECORDED IN MAP BOOK 36, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD UNTO THE SAID WILLIAM KEVIN ROWLAND AND DEANNA ROWLAND MILLER, THEIR HEIRS AND ASSIGNS FOREVER, SUBJECT TO THE RESERVATION OF THE LIFE ESTATE OF WILLIAM JERRY ROWLAND AND JUDY ANN ROWLAND, GRANTORS.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by Grantors.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 30th day of December, 2021.

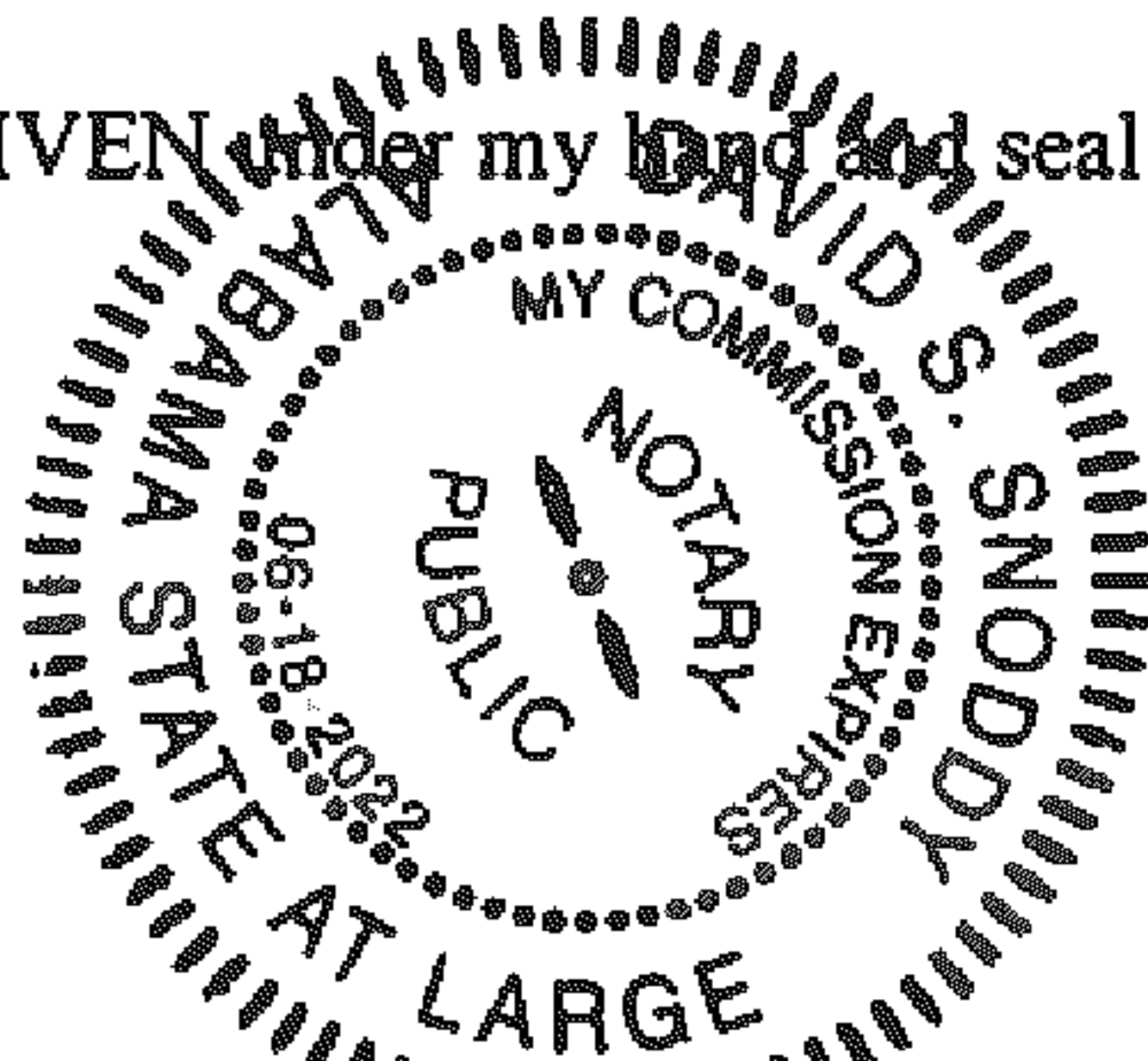
William Jerry Rowland

Judy Ann Rowland

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State hereby certify that WILLIAM JERRY ROWLAND AND JUDY ANN ROWLAND, 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 the conveyance, they executed the same voluntarily and with full authority on the day the same bears date.

GIVEN under my hand and seal this 30th day of Dec, 2021.



[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

294 Chateau Way

Birmingham, Al 35242

Real Estate Sales Validation Form

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

Grantor's Name	WILLIAM JERRY ROWLAND JUDY ANN ROWLAND	Grantee's Name	WILLIAM KEVIN ROWLAND DEANNA ROWLAND MILLER
Mailing Address:	294 CHATEAU WAY BIRMINGHAM, AL 35242	Mailing Address:	294 CHATEAU WAY BIRMINGHAM, AL 35242
Property Address	294 CHATEAU WAY BIRMINGHAM, AL 35242	Date of Sale:	December 30, 2021
		Total Purchaser Price	\$311,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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 checked="" type="checkbox"/> Other TAX VALUE
<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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date _____

____ Unattested _____
(verified by)

Print William J. Rowland
Sign William J. Rowland
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2022 02:04:18 PM
\$338.00 BRITTANI
20220107000009480

Allen S. Boyd