

This Instrument Was Prepared By:
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Law Offices of Christopher R. Smitherman, LLC
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax N
6044 Maggie Drive
Lakeland Fl 33809

STATE OF ALABAMA)
SHELBY COUNTY) **WARRANTY DEED WITH RESERVATION OF
LIFE ESTATE IN FAVOR OF GRANTOR**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand and 00/100 Dollars (\$5,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles Clifton Garrett Sr., being the sole surviving grantee on the last deed of record, Minnie Elizabeth Garrett having died on or about the 31st day of May, 2014,** hereinafter called "Grantors," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Charlene E. Garrett, Charles Clifton Garrett Jr., and Terry Wayne Garrett,** hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, however subject to the reservations set out herein to the following described real estate, situated in **Shelby County, Alabama,** to-wit:

Lot 14, according to the Survey of Summerchase, Phase 3, as recorded in Map Book 25, page 65, in the Probate Office of Shelby County, Alabama.

Subject to all items of record.

NOTE: The Grantor expressly reserves, and it is expressly agreed that the Grantor shall have, for Grantor and Grantor's assigns, the full possession, benefit, and use of the described property, as well as of the rents, issues, and profits from it, for and during Grantor's natural life.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, subject to the reservations herein, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenants with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantor thereto on this date the 8th day of February, 2022.

GRANTOR
Charles Clifton Garrett Sr. (L.S.)
Charles Clifton Garrett Sr.

STATE OF ALABAMA)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman a Notary Public for the State at Large, hereby certify that the above posted names, Charles Clifton Sr., which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 8th day of February, 2009.

[Signature]
NOTARY PUBLIC
My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

Real Estate Sales Validation Form



20220302000088160 2/2 \$193.00
Shelby Cnty Judge of Probate, AL
03/02/2022 01:27:00 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name Clifton Garrett Sr
Mailing Address 6044 Masque Dr
Lakeland FL 33809

Grantee's Name Clifton Garrett Jr
Mailing Address 6044 Masque Dr
Lakeland FL
33809

Property Address Sumnerchase Lt 14
153 Sumnerchase Pkwy
Calverton AL 36002

Date of Sale 02/08/22
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 165,000

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 resume life estate

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 2/8/22

Print Chris Smitherman

Sign [Signature]

☐ Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1