

THIS INSTRUMENT PREPARED BY:  
Jennifer S. Taylor  
Attorney at Law  
The Alabama Elder Care Law Firm, LLC  
200 Office Park Drive, Ste 303  
Mtn. Brook, AL 35223  
205/390-0101

AFTER RECORDING, MAIL TO:  
Harry D. Lacey  
84 Boone Lacey Lane  
Maylene, Alabama 35114

Source of Title: Map Book: 2019 Page: 207000040840

Parcel ID: 23 2 09 0 001 022.000

## QUITCLAIM DEED with Reservation of Life Estate

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

HARRY D. LACEY, a widow, the GRANTOR;

Whose mailing address is 84 Boone Lacey Lane, Maylene, Alabama, 35114

do hereby grant, bargain, and convey unto

WILLIAM MICHAEL LACEY, the GRANTEE,

Whose mailing address is 39 Boone Lacey Lane, Maylene, Alabama, 35114

All of THE FOLLOWING described real property situated in Shelby County, Alabama, to wit:

See attached Exhibit "A"

COMMONLY known as: 84 Boone Lacey Lane, Maylene, Alabama, 35114

TAX ASSESSOR'S VALUE: \$155,280.00 1/2 value 77,640

DATE OF SALE: 2-22-2022

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

X is homestead property of the said grantor

       is NOT homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

PROVIDED, however, that the Grantor has reserved the use and enjoyment of said property for the life of the Grantor and that the grant of said property to Grantee is subject to the following powers retained by the Grantor:

Shelby County, AL 04/01/2022  
State of Alabama  
Deed Tax: \$78.00




20220401000133950 1/3 \$106.00  
Shelby Cnty Judge of Probate, AL  
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1. The Grantor shall retain possession and control of all the premises and shall receive all of the rents and profits derived from the premises for the life of the Grantor.
2. The Grantor retains the unrestricted and limited right to dispose of his share of the property during the life of the Grantor, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose her share of the property in any manner in the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee's Remaindermen, and to keep any and all proceeds derived therein without obligation to the Grantee Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen.

NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 22 day of February, 2022.

  
HARRY D. LACEY



20220401000133950 2/3 \$106.00  
Shelby Cnty Judge of Probate, AL  
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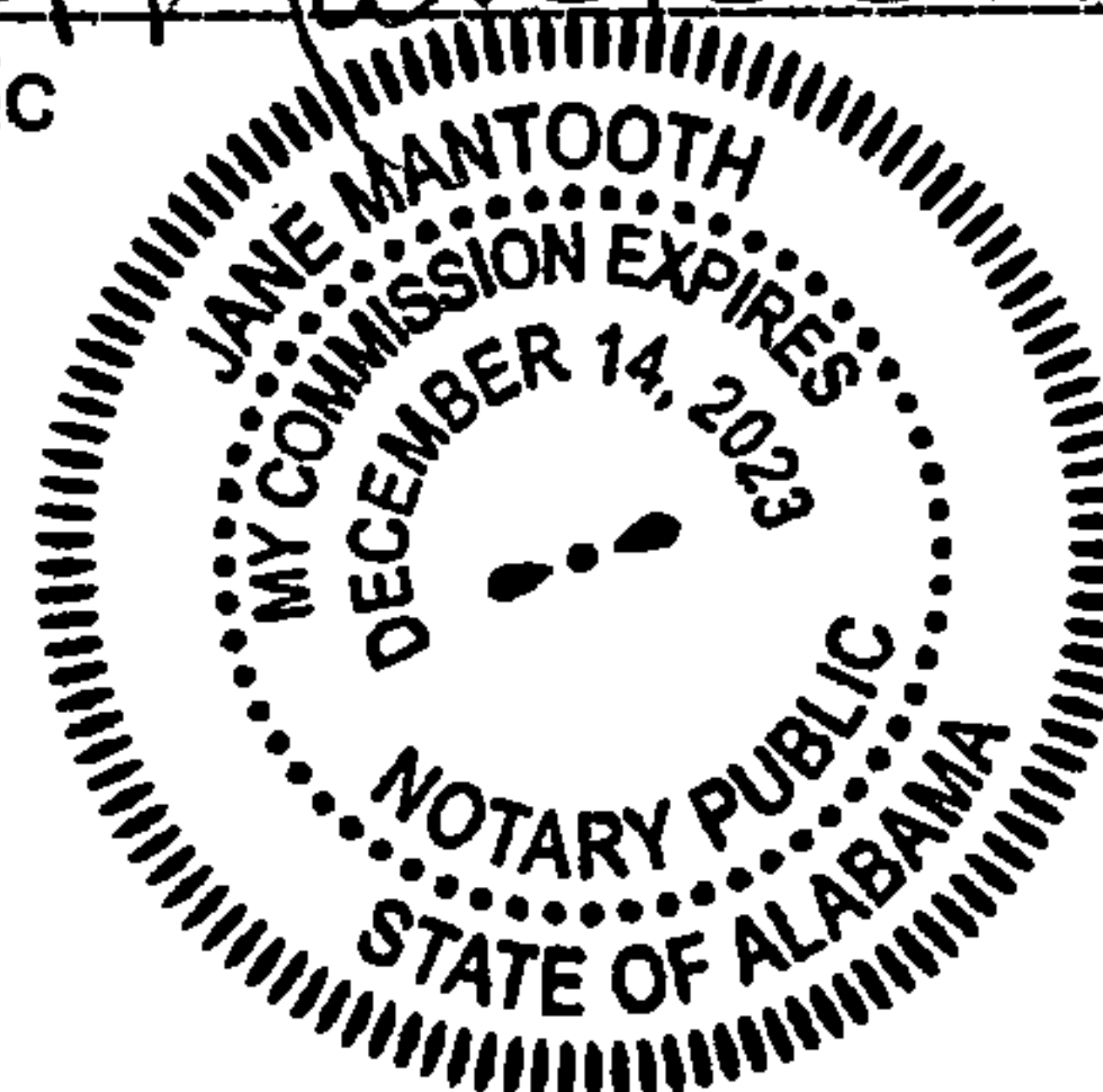
STATE OF ALABAMA )  
Jefferson COUNTY )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry D. Lacey, who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of February, 2022..

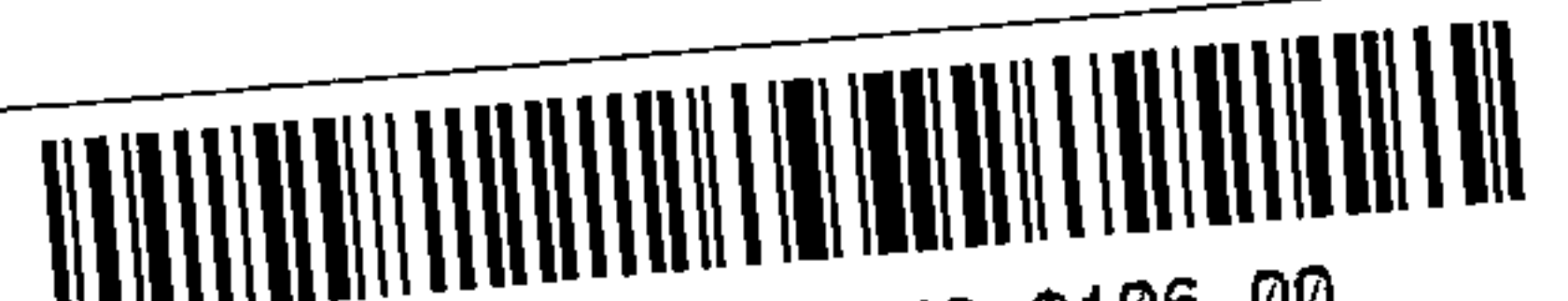
  
Notary Public



## Exhibit "A"

A tract in the Northwest corner of the West ½ of the SW ¼ of Section 9, Township 21 South, Range 3 West, bounded on the North by the North line of said ¼ section, on the East by Lake Forest Sixth Sector as recorded in Map Book 36, Pages 35-A and 35-B in the Probate Office of Shelby County, Alabama, on the South by the property described in deed recorded as Instrument # 20121226000489880 in the Probate Office of Shelby County, Alabama, and Lot 1 of Longmeadow Farms as recorded in Map Book 11, Page 90, and Lot 1-B of Resurvey of Lot 1 of Longmeadow Farms Subdivision, as recorded in Map Book 48, Page 36, both in the Probate Office of Shelby County, Alabama, and on the West by the West line of said ¼ section.

LESS & EXCEPT the property conveyed in the following deeds recorded in the Probate Office of Shelby County, Alabama: Instrument Nos. 1997-30573, 20080402000133630, 20080402000133640, 2008610000236820, and 20161227000468540.



20220401000133950 3/3 \$106.00  
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