

This instrument prepared by:
TOMMY ALLEN FRENCH, ATTORNEY AT LAW, LLC
800 Watterson Curve, Ste. 101
Trussville, AL. 35173
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SEND TAX NOTICE TO:

Dennis T. Love
1052 Oak Meadows Rd
Birmingham, AL 35292

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED WITH**
) **LIFE ESTATE CONVEYED**

FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration the undersigned Grantor in hand paid by the Grantee hereinafter named, the receipt and sufficiency whereof is hereby acknowledged, CAROLINE S. LOVE, a widow, as Grantor does hereby grant, bargain, sell and convey unto CAROLINE S. LOVE, as Grantee, a LIFE ESTATE ONLY in and to the following described real estate, in fee simple, the following described real estate, situated in County of SHELBY, State of Alabama, for and during the Grantee's lifetime, and upon the death of the said Grantee, then the remainder to DENNIS TAYLOR LOVE, A MARRIED MAN; BARRY STIPES LOVE, A MARRIED MAN; AND DAVID WALTER LOVE, A MARRIED MAN, hereinafter referred to collectively as "REMAINDERMAN," whether one or more, as tenants in common, in fee simple, to-wit:

Lot 64, according to the Survey of the Final Record Plat of Greystone Farms, Mill Creek Sector, Phase 1, as recorded in Map Book 22, page 25 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to; (1) General and special taxes or assessments for 2022 and subsequent years not yet due and payable; (2) Building setback lines as shown by restrictive covenants in Inst. #1995-16401, and 1st Amendment recorded in Inst. #1995-1432 and 2nd Amendment recorded as Inst. #1996-21440 and 3rd Amendment recorded in Inst. #1997-2587 and 4th Amendment recorded as Inst. #1998-10062, and in Map Book 22 page 25; (3) Easements as shown by recorded plat; (4) Restrictions, covenants and conditions as to Greystone Farms as set out in Inst. #1995-16401, and 1st Amendment recorded in Inst. #1995-1432 and 2nd Amendment recorded as Inst. #1996-21440 and 3rd Amendment recorded as Inst. #1997-2587 and 4th Amendment recorded as Inst. #1998-10062; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121 page 294 and Deed Book 60 page 260 in Probate Office; (6) Restrictions, limitations and conditions as set out in Map Book 22, page 25; (7) Easement(s) to BellSouth Communications as shown by instrument recorded as Inst.#1995-7422; (8) Amended and Restated restrictive covenants including

building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, all as set out in instrument recorded in Real 265 page 96 in Probate Office, and which said building setback lines and dense buffer are shown on survey of Paragon Engineering, Inc. dated 7/14/94; (9) Shelby Cable Agreement recorded in Real 350 page 545; (10) Covenants and agreement for water service as set out in an Agreement recorded in Real Book 235 page 574 as modified by Agreement recorded as Instrument #1992-20786, as further modified by Agreement recorded as Instrument #1993-20840; (11) Right of way from Daniel Oak Mountain Limited to Shelby County recorded on July 13, 1994, as Instrument No. 1994-21963; (12) Development Agreement between Daniel Oak Mountain Limited Partnership, Greystone Residential Association, Inc., Greystone Ridge, Inc. and United States Fidelity and Guaranty Company as Instrument No. 1994-22318 and 1st Amendment recorded in Instrument Number: 1996-0530, and 2nd Amendment recorded in Instrument #1998-16170; (13). Greystone Farms Reciprocal Easement Agreement as set out as Instrument #1995-16400; (14) Greystone Farms Community Center Property Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1995-16403 in the Probate Office of Shelby County, Alabama.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives and releases Grantor, its officers, agents, employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of any past, present or future soil, surface and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property which may be owned by Grantor.

Source of Title: Warranty Deed dated the June 12, 1998, as recorded in Instrument Number 1998-22459, in the Judge of Probate, Shelby County, Alabama.

Grantee, Olen T. Love, in that certain deed dated June 12, 1998, as recorded in Instrument Number 1998-22459, in the Judge of Probate, Shelby County, Alabama died on the 4th day of March, 2004.

The above description was furnished by one or more of the parties, and unless shown by separate certificate of title or title insurance policy, no opinion is expressed as to the accuracy of the description or condition of the title to this property.

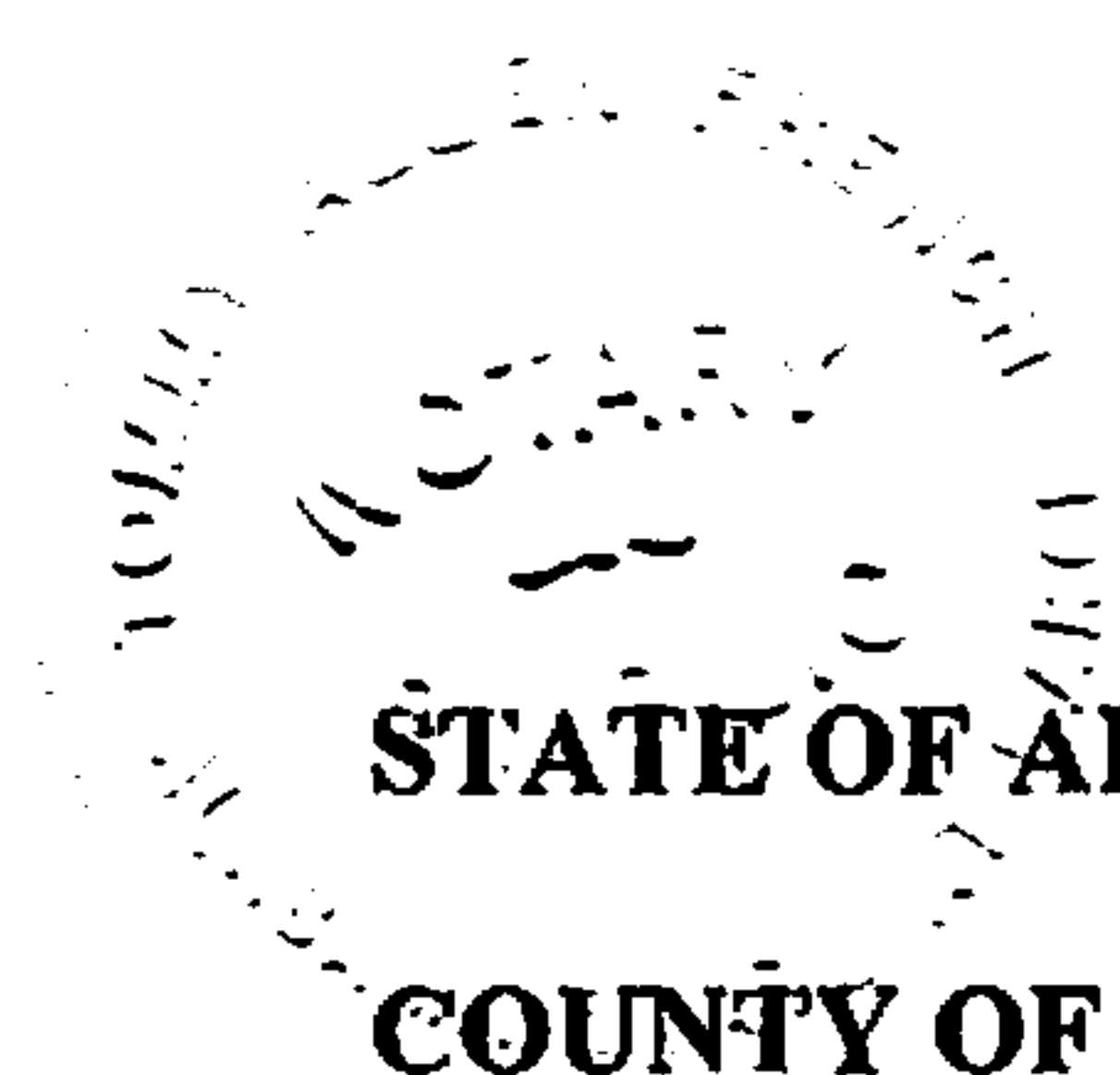
Notwithstanding whether correctly stated and conveyed herein, the purpose and intent of this deed is to convey to the Grantee a LIFE ESTATE ONLY in said reality, and upon the death of the Grantee, then complete ownership to the said Remainderman in fee simple.

TO HAVE AND TO HOLD to the said Grantee a LIFE ESTATE ONLY for and during the Grantee's lifetime, and upon the death of the Grantee, then to said Remainderman and unto the heirs

and assigns of said Remaindermen, in fee simple.

AND the Grantor does for herself and for her heirs, executors and administrators covenant with the Grantee, his heirs and assigns that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that said realty is free from all liens and encumbrances, **EXCEPT FOR THE LIEFE ESTATE CONVEYED UNTO THE GRANTEE HEREIN AND FOR TAXES HEREAFTER FALLING DUE AND AS SET OUT HEREIN ABOVE**; and she will and her heirs, executors and administrators warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this the 1 day of April, 2022.



Caroline S. Love (L.S.)
CAROLINE S. LOVE, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, a Notary Public, in and for said County and State, do hereby certify that **CAROLINE S. LOVE**, a Widow, 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 on the date the same bears date.

Signed and sealed before me on this the 1 day of April, 2022.

[Signature]
Notary Public - State at Large
MY COMMISSION EXPIRES: 8/9/2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Caroline S. Love
 Mailing Address 6051 Mill Creek Drive
Hoover, AL 35242

Grantee's Name Dennis Taylor Love; Barry Stipes Love;
 Mailing Address and David Walter Love
1052 Oak Meadows Dr.
Birmingham, AL 35292

Property Address 6051 MILL CREEK DR
HOOVER, AL 35242

Date of Sale 4/1/2022

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 255,500.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/04/2022 04:00:59 PM
 \$288.50 JOANN
 20220404000136570

The purchase price or actual value ^{Allen S. Bayl} evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Assessor

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 4/1/2022Print RUSSELL CARTER☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1