

This instrument was prepared without examination  
of title by:  
Will J. Nelson, Esq.  
Dominick, Feld, Hyde, P.C  
1130 22<sup>nd</sup> Street South, Suite 4000  
Birmingham, AL 35205

Send Tax Notice To  
Mary F. Holden  
121 Narrow Point Court  
Birmingham, AL 35242

STATE OF ALABAMA )

SHELBY COUNTY )

**LIFE ESTATE DEED (REMAINDER UPON  
DEATH ANY LIFE ESTATE HOLDER)**

STATE OF ALABAMA )

JEFFERSON COUNTY ) **KNOW ALL MEN BY THESE PRESENTS:**

**WHEREAS**, the undersigned, **Mary F. Holden, an unmarried woman** (hereinafter Grantor), is the owner of that certain property hereinafter described located in Shelby County, Alabama (the "Property):

Lot 15, according to the Final Plat of Narrows Point-Phase 3, as recorded in Map Book 28 Page 120 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

**WHEREAS**, the Grantor desires to convey an interest in the Property so that upon the death of the Grantor, ownership of the remainder of the Property shall pass to Grantor's children:

**NOW THEREFORE**, in consideration of the premises and other good and valuable consideration, the undersigned **MARY F. HOLDEN, an unmarried woman** does hereby grant, bargain, sell and convey the Property to **ELIZABETH JOAN SYMMES** and **JAMES WILLIAM SIMMONS** as tenants in common.

Subject to:

1. Ad Valorem Taxes for 2022 and subsequent years;
2. Any mining and mineral rights not owned by Grantor;
3. Any covenants, easements, restrictions, mortgages, zoning requirements or other matters of record.

**TO HAVE AND TO HOLD** unto said **ELIZABETH JOAN SYMMES** and **JAMES WILLIAM SIMMONS**, their heirs, successors and assigns.

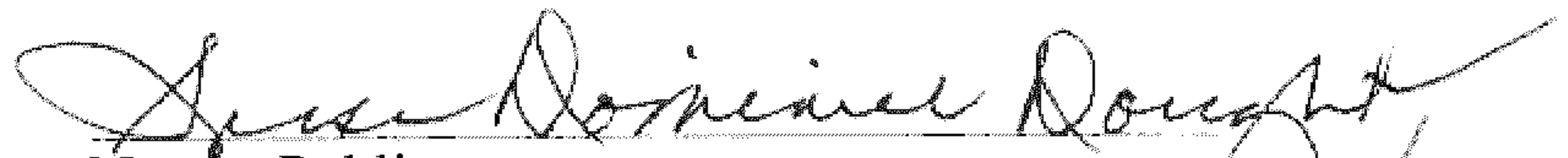
IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 13 day of April, 2022.

 (Seal)  
MARY F. HOLDEN

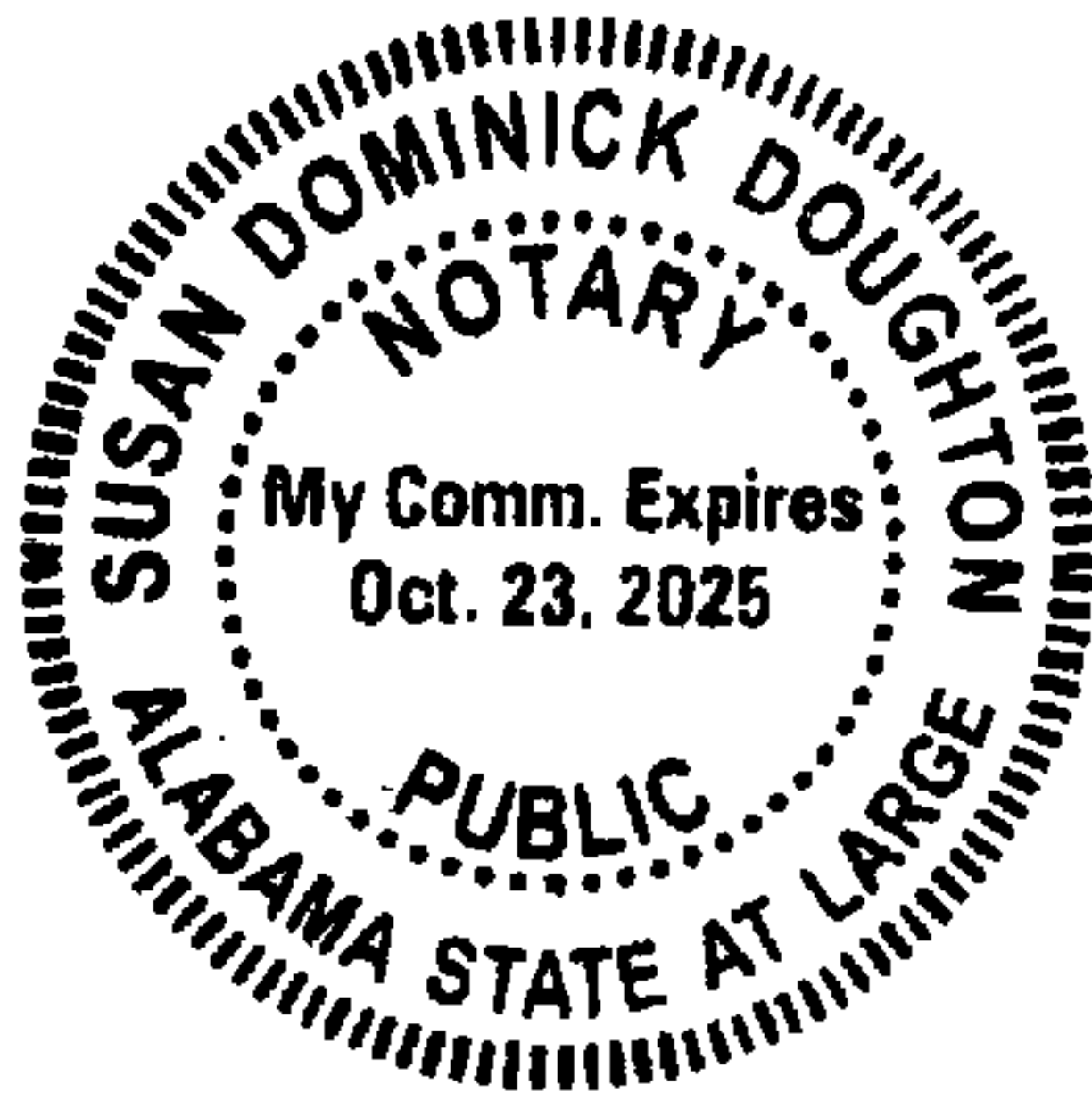
STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY F. HOLDEN, 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 13<sup>th</sup> day of April, 2022.

  
Notary Public  
My Commission Expires: 10/23/2025

[SEAL]



## Real Estate Sales Validation Form

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

Grantor's Name MARY F. HOLDEN  
 Mailing Address 121 NARROW POINT COURT  
BIRMINGHAM, AL 35242

Grantee's Name ELIZABETH JOAN SYMMES  
 Mailing Address JAMES WILLIAM SIMMONS  
121 NARROW POINT COURT  
BIRMINGHAM, AL 35242

Property Address 121 NARROW POINT COURT  
BIRMINGHAM, AL 35242

Date of Sale 4/13/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 224,100

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/13/2022 01:02:59 PM  
 \$253.50 JOANN  
 20220413000152460



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☐ Appraisal☐ Sales Contract☒ Other AD VALOREM TAX VALUE☐ 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).

Date 4/13/2022Print MARY FRANCES HOLDEN☐ Unattested

Sign

Mary Frances Holden

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1