

This instrument was prepared by:
John M. Alford
100 Brook Drive, Suite D
Helena, AL 35080

SEND TAX NOTICE TO:
Marie Schindler Guess
133 Paddington Station
Maylene, AL 35114

20220701000262540
07/01/2022 10:56:59 AM
DEEDS 1/2

WARRANTY DEED WITH LIFE ESTATE

STATE OF ALABAMA
SHELBY COUNTY

NO EXAMINATION OF TITLE MADE HEREIN

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **MARIE, SCHINDLER GUESS, a widow**, (herein referred to as "Grantor") do grant, bargain, sell and convey unto **AMY GUESS WALSH, ELY BEVERLY GUESS, and JENNIFER LYNN CRIPPS**, (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama, the address of which is 133 Paddington Station, Maylene, AL 35114, to-wit:

Lot 479, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 7, as recorded in Map Book 31, Page 147 in the Probate Office of Shelby County, Alabama.

This conveyance made subject to:

- (1) Taxes for any subsequent years not yet due and payable.
- (2) Restrictions, covenants, and conditions as set out in Real Volume 44, Page 97.
- (3) Easement and resolution as shown in Real Volume 159, Pages 655 and 657.

EXCEPT that, as to all of the above described property, I reserve to myself a **LIFE ESTATE**, together with the right to use and occupy the same and collect rents or other income therefrom so long as I shall live.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30 day of June, 2022.

Marie Schindler Guess
MARIE SCHINDLER GUESS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in for said County, in said State, hereby certify that Marie Schindler Guess, 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, and who has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of June, 2022.

Notary Public

John M. Alford
Notary Public, Alabama State At Large
My Commission Expires March 28, 2026

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

Grantor's Name MARIE SCHINDLER GUESS
 Mailing Address 133 PADDINGTON STATION
MAYLENE, AL 35114

Grantee's Name AMY WALSH, ELY BEVERLY, JENNIFER CRIPPS - MARIE GUESS
 Mailing Address 133 PADDINGTON STATION
MAYLENE, AL 35114

Property Address 133 PADDINGTON STATION
MAYLENE, AL 35114

Date of Sale 6/30/22
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$206700.00

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 TRANSFER TO CHILDREN WHILE RETAINING LIFE ESTATE
☐ 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 6/30/22

Print Sh M Afford

☒ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2022 10:56:59 AM
 \$234.00 BRITTANI
 20220701000262540

Alvin S. Bayl