



20221006000382340 1/3 \$157.00
 Shelby Cnty Judge of Probate, AL
 10/06/2022 02:37:40 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
 Mark W. Macoy, Esq.
 Mark W. Macoy, LLC
 300 Vestavia Parkway, Suite 2300
 Vestavia Hills, AL 35216
 (205) 795-2080

SEND TAX NOTICE TO:
 Cornelia K. Findley
 1241 Hwy 23
 Calera, AL 35040

(THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE)

STATUTORY WARRANTY DEED
(With Life Estate)

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **CORNELIA K. FINDLEY**, a single woman (herein referred to as "Grantor"), do grant, bargain, sell and convey unto **DAWN FINDLEY**, a single woman (herein referred to as "Grantee"), **subject, however, to a life estate therein expressly reserved to the Grantor herein for her natural life**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SW-1/4 of the NW-1/4, Section 24, Township 22 South, Range 3 West; thence run West along the North line of said 1/4-1/4 section a distance of 419.98 feet to the West right-of-way line of Shelby County Highway No. 23 and the point of beginning; thence continue West along the North line of said 1/4-1/4 section a distance of 571.00 feet; thence turn an angle of 92 degrees 33' 30" to the left and run a distance of 501.14 feet; thence turn an angle of 87 degrees 26' 30" to the left and run a distance of 346.54 feet to the West right-of-way line of Shelby County Highway No. 23; thence turn an angle of 70 degrees 34' 09" to the left to the tangent of a right-of-way curve, and run along said curve (whose Delta Angle is 5 degrees 06' 09" to the right, Radius is 6064.37 feet; Tangent is 270.21 feet, Length of Arc is 540.06 feet) to the point of beginning.

Subject to current taxes, liens, easements, restrictions, and limitations, if any, of record.

Source of Title: Deed from James L. Kent and wife, Darlene Kent, Grantors, to Clarence L. Findley and wife, Cornelia K. Findley, Grantees, as joint tenants with rights of survivorship, dated July 14, 1978, and recorded in the Probate Office of Shelby County, Alabama at 19780717000092150. Clarence L. Findley died on

February 28, 2012 while married to Cornelia K. Findley, and Cornelia K. Findley is the surviving grantee of said deed.

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns, forever, **subject, however, to the life estate herein expressly reserved to Grantor for her natural life.**

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of September, 2022.



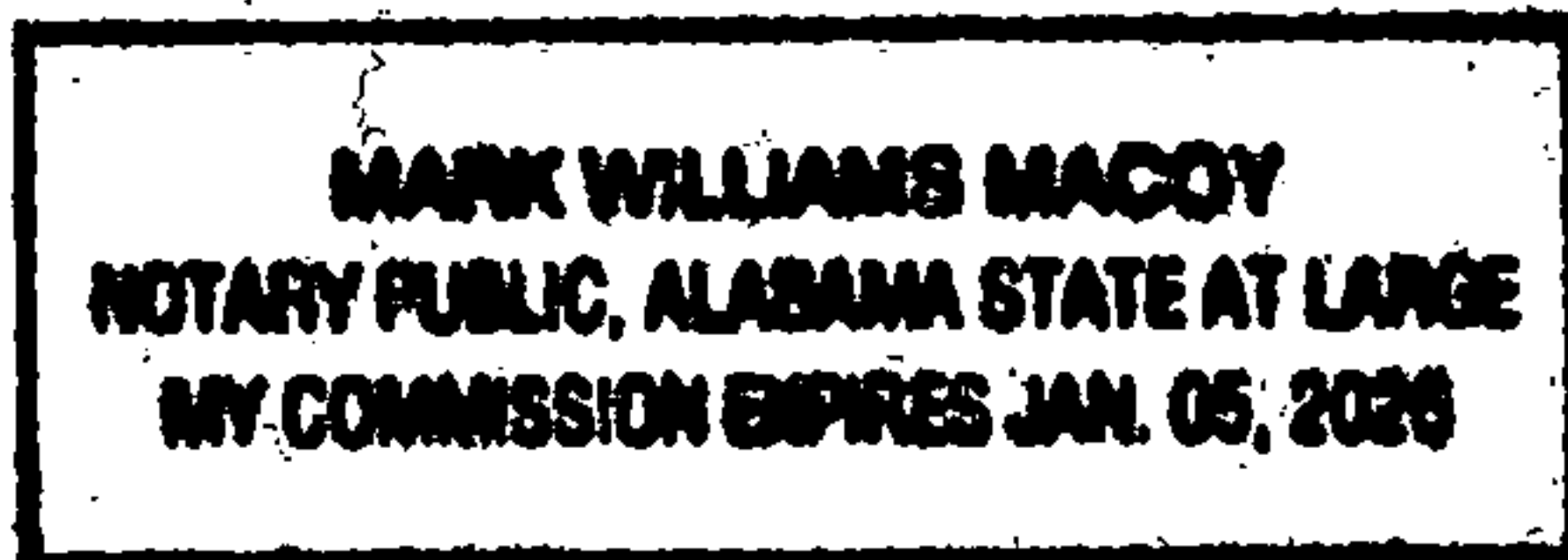
CORNELIA K. FINDLEY

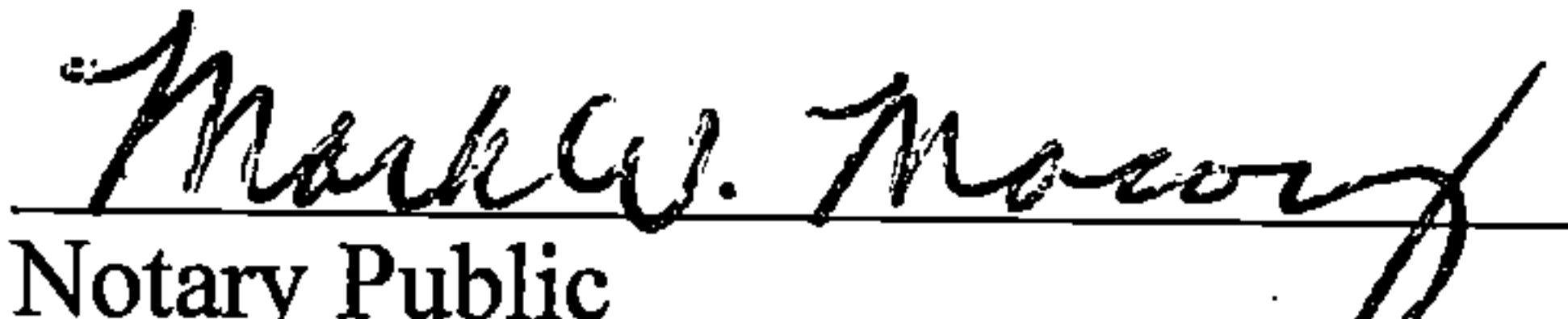
STATE OF ALABAMA)
JEFFERSON COUNTY)


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I, the undersigned, Mark W. Macoy, a Notary Public in and for said County, in said State, hereby certify that **CORNELIA K. FINDLEY**, 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 the 13th day of September, 2022.





Notary Public
My Commission Expires: 1-5/2026

Real Estate Sales Validation Form

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

Grantor's Name Cornelia K. Findley
Mailing Address 1241 Hwy 23
Calera, AL 35040

Grantee's Name Cornelia K. Findley, Life Estate
Mailing Address Dawn Findley, Remainder
1241 Hwy 23
Calera, AL 35040

Property Address 1241 Hwy 23
Calera, AL 35040

Date of Sale September 13, 2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 128,000

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 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 September 13, 2022

Print Cornelia K. Findley

Sign Cornelia K. Findley
(Grantee)

Unattested



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Form RT-1