



20221021000397410 1/3 \$273.00
Shelby Cnty Judge of Probate, AL
10/21/2022 11:37:05 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:
2039 Narrows Point Cove
Birmingham, AL 242

THIS INDENTURE made and entered into on this the 30 day of September, 2022, by and between **Linda Tinnell**, an unmarried woman, as grantor, and **Richard Tinnell, Thomas Keith Tinnell, and Christopher Lee Tinnell**, grantees,

WITNESSETH: That the grantor for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and by these presents does give, grant, bargain, sell, convey and confirm unto the grantees a remainder interest, reserving unto **Linda Tinnell** a life estate only, in all that certain lot or parcel of land situated in the County of Shelby and State of Alabama, described as follows, to wit:

Lot 81, according to the Final Plat of Narrows Point – Phase 4, as recorded in Map Book 31, Page 105, 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 Instrument No. 2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the “Declaration”)

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

The description for this conveyance is provided by the parties. The preparer has rendered no opinion as to the accuracy of said description, the acreage included in said description, or the status of the title to the lands conveyed.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the grantee upon the expiration of the life estate reserved by **Linda Tinnell**, herein, and the said grantor covenants and agrees with said grantees that she is seized of an indefeasible estate in fee simple of said property and the same is free from encumbrances, except aforesaid, and that she as a good and lawful right to sell and convey the same and that she will forever warrant and defend the title to the same unto the said grantee and unto his heirs and against the lawful demands and claims of all persons whomsoever.

IN WITNESS WHEREOF, **Linda Tinnell** has hereunto set her hand and affixed her seal on this day and date first above written.



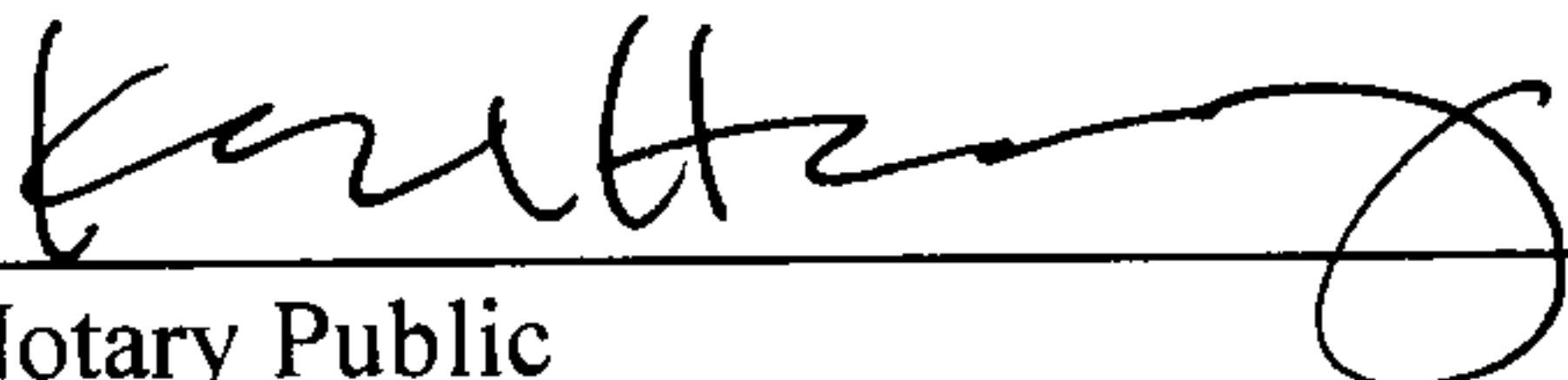
Linda Tinnell

STATE OF ALABAMA)
)
JEFFERSON COUNTY)


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I, the undersigned Notary Public, State at Large, hereby certifies that **Linda Tinnell**, 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 this the 30 day of September, 2022.



Notary Public

My commission expires:

My Commission Expires September 6, 2024

This instrument prepared by:
Karen M. Hennecey
PARKER & HENNECY, LLC
500 Office Park Drive, Suite 100
Birmingham, AL 35223
205-313-2457
karen@parkerhennecey.com

Real Estate Sales Validation Form

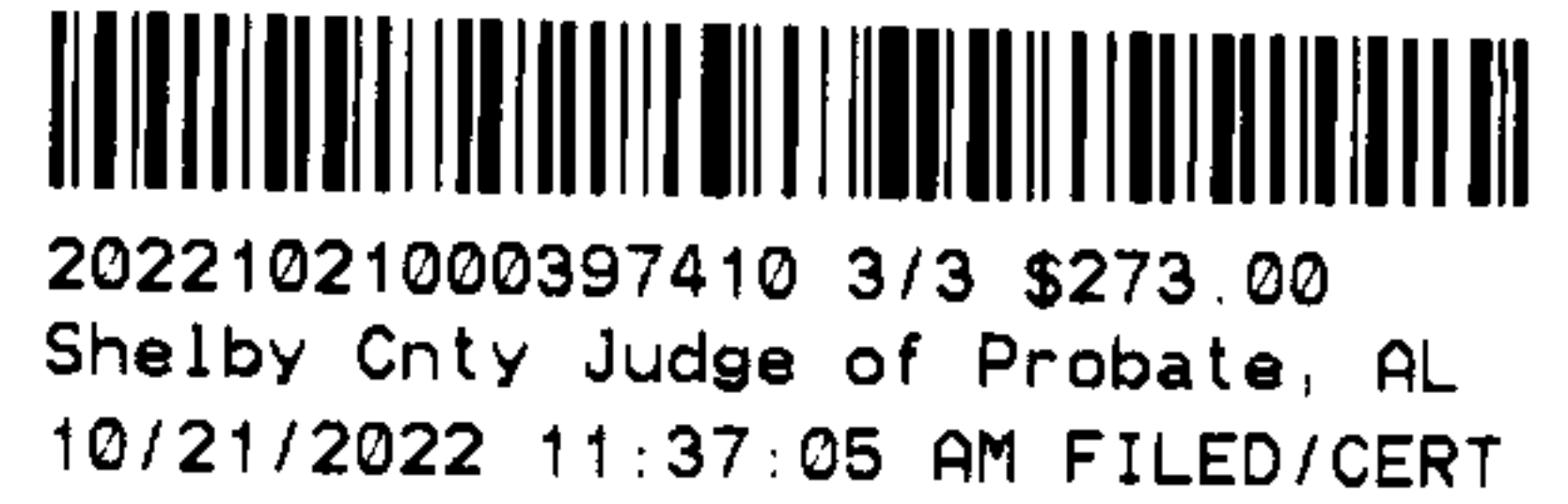
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Linda Tinnell
Mailing Address 2039 Narrows Point Cove
Birmingham, AL 35242

Grantee's Name Don, Frances, Donald Bradford Viger
Mailing Address 2039 Narrows Point Cove
Birmingham, AL 35242

Property Address 2039 Narrows Point Cove
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____



or
Assessor's Market Value \$ 244,000

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor
☐ 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 _____

Print Karen Henneey

☐ Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1