



20221205000442130 1/3 \$328.00
Shelby Cnty Judge of Probate, AL
12/05/2022 01:38:01 PM FILED/CERT

Space Above this Line for Recorder's Use

STATE OF ALABAMA

SHELBY COUNTY

)

)

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QUITCLAIM DEED

(Life Estate Deed)

PREPARED BY:

Robin M Smith
118 Water Elm Drive
Maylene, Alabama 35114

RETURN RECORDED DEED TO:

Robin M Smith
118 Water Elm Drive
Maylene, Alabama 35114

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Greg L Minor, a divorced and currently unmarried man, with an address of 118 Water Elm Drive, Maylene, Alabama 35114 (the "Grantor"), hereby conveys and quitclaims without warranty unto Greg L Minor, a divorced and currently unmarried man, with an address of 118 Water Elm Drive, Maylene, Alabama 35114 (the "Life Tenant"), for his life, and on the death of the Life Tenant, the remainder to Phyllis Swinney, a widowed and currently unmarried woman, with an address of 118 Water Elm Drive, Maylene, Alabama 35114 (the "Grantee"), all of Grantor's right, title, interest, and claim in or to the real property located in Shelby County, Alabama, described as follows (the "Property"):

Lot 209 according to the survey of Lake Forest, Seconded Sector, as recorded in Map Book 26, Page 142, in the Probate Office of Shelby County, AL

Being one and the same as the property conveyed by the Warranty Deed recorded Instrument No. 20170811000291880 in the records of Shelby County, Alabama, on August 11, 2017.

Shelby County, AL 12/05/2022
State of Alabama
Deed Tax: \$300.00

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Life Tenant for the natural life of the Life Tenant, with the remainder in Grantee and Grantee's successors and assigns, forever.

The Property is the homestead of Grantor and will remain the homestead of the Grantor. The purpose of this Quitclaim Deed is to create a life estate in the Life Tenant with the remainder in the Grantee for estate planning purposes. There is no new consideration for this Quitclaim Deed.

This deed is intended to constitute a quitclaim deed. By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Life Tenant, with the remainder, if any, to the Grantee.

Signed by the Grantor, Greg L Minor, on 11/03, 2022



Greg L Minor

STATE OF ALABAMA

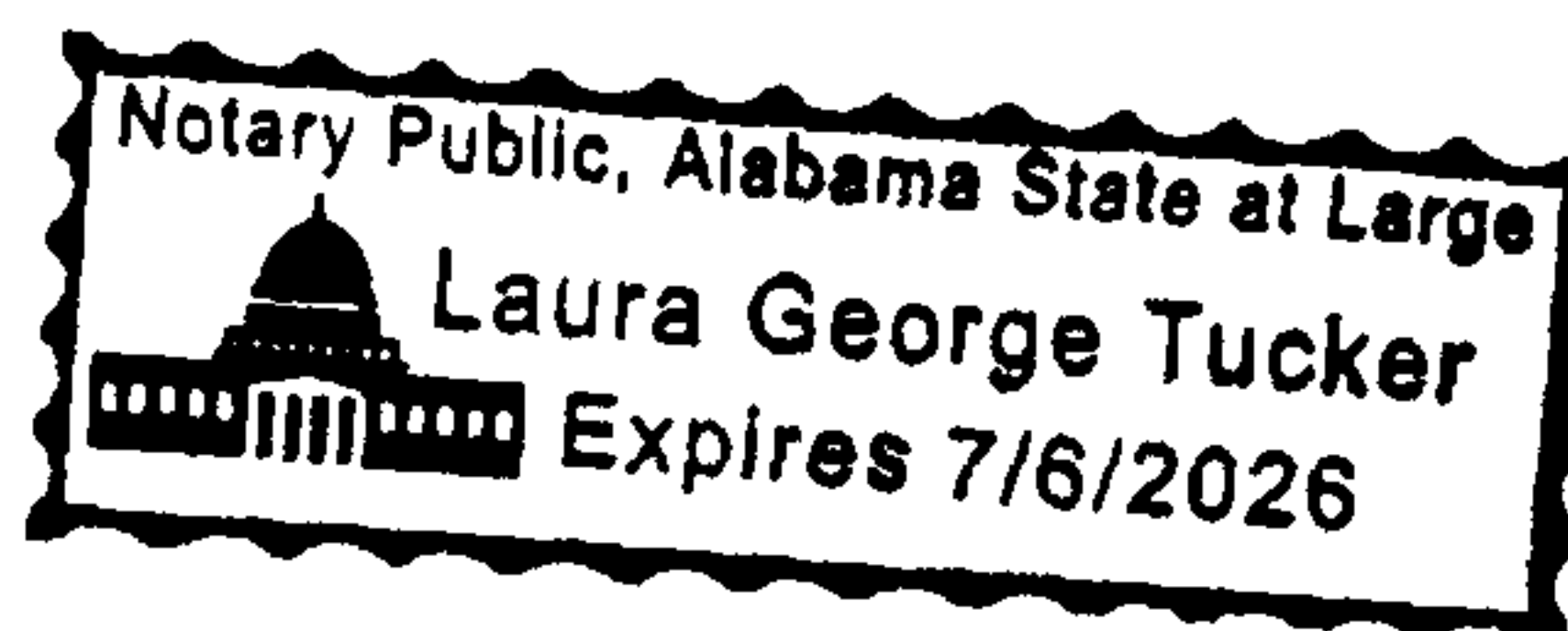
CITY/COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg L Minor, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day same bears date.

Given under my hand this 3 day of November, 2022.

Laura George Tucker
NOTARY PUBLIC
My Commission Expires: 7/6/2026

[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 Greg L Minor
Mailing Address 118 Water Elm Drive
Maylene, AL 35114

Grantee's Name Phyllis Swinney
Mailing Address 118 Water Elm Drive
Maylene, AL 35114

Property Address 118 Water Elm Drive
Maylene, AL 35114

Date of Sale 11/03/2022

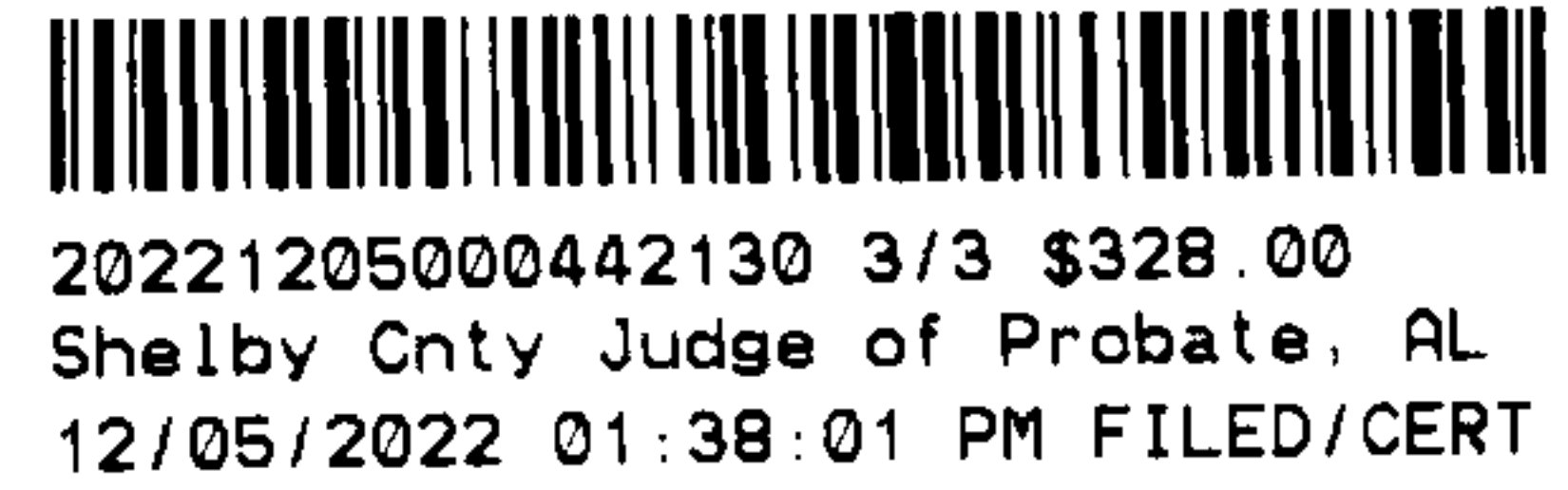
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 299,700.00



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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

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.

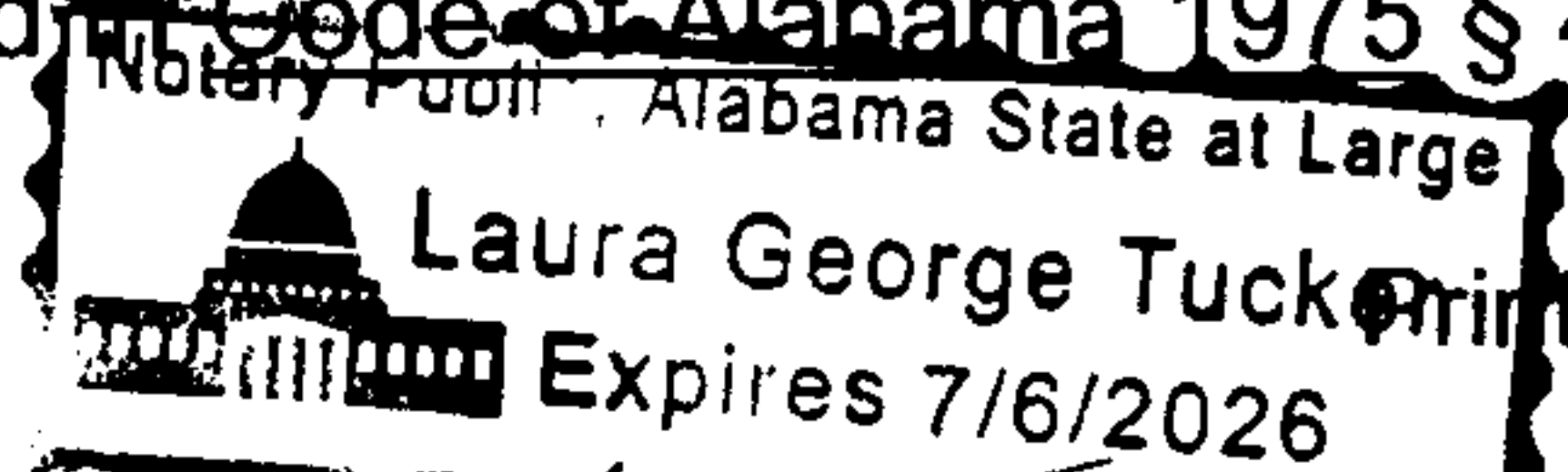
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 11/03/2022



Greg L Minor

☐ Unattested

Laura George Tucker
(verified by)

[Signature]
Sign

(Grantor/Grantee/Owner/Agent) circle one