



20230516000145020 1/4 \$284.50
Shelby Cnty Judge of Probate, AL
05/16/2023 10:04:29 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

SEND TAX NOTICE TO:
624 Foothills Trace
Chelsea AL 35043

THIS INDENTURE made and entered into on this the 20 day of April, 2023, by and between **Mary Alice Zebert**, an unmarried woman, as grantor, and **Gregory Lawrence Parrish** and **Christy Dawn Berryman**, as 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 only, reserving unto **Mary Alice Zebert** 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:

See Attached Exhibit "A"

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 grantees upon the expiration of the life estate reserved by **Mary Alice Zebert**, 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 has 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 grantees and unto their heirs and against the lawful demands and claims of all persons whomsoever.

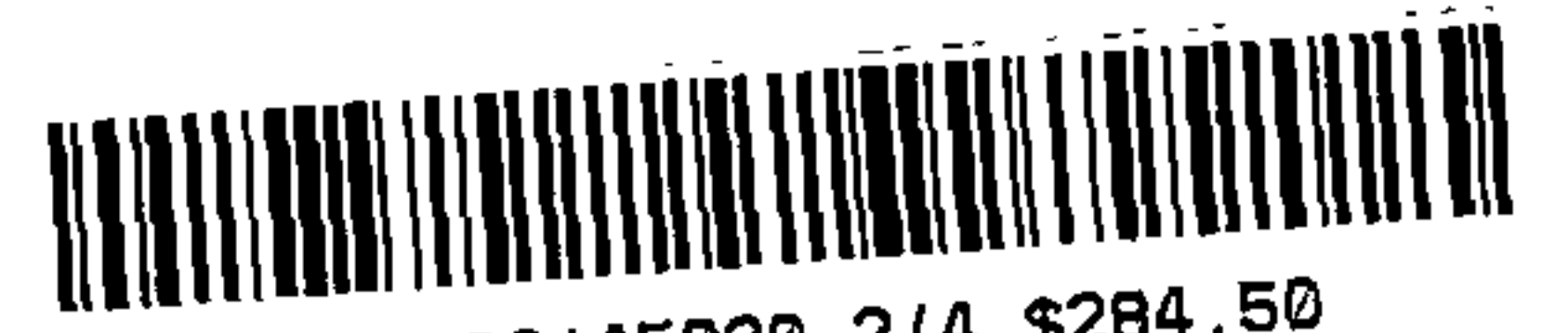
IN WITNESS WHEREOF, **Mary Alice Zebert**, has hereunto set her hands and affixed her seals on this day and date first above written.


Mary Alice Zebert

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, State at Large, hereby certify that **Mary Alice Zebert** 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

Shelby County, AL 05/16/2023
State of Alabama
Deed Tax: \$252.50



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voluntarily on the day the same bears date.

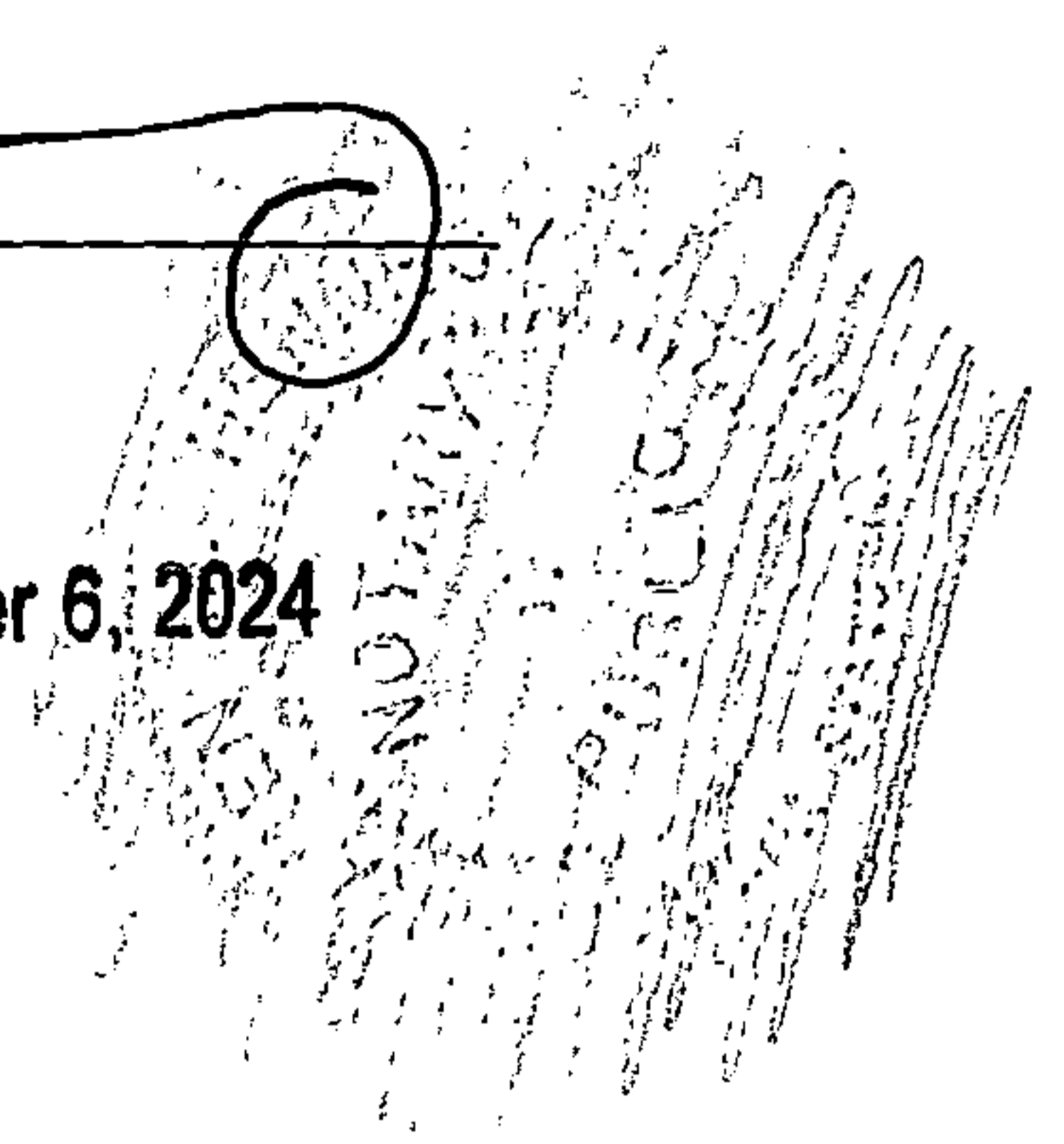
Given under my hand this the 20 day of April, 2023.

Notary Public

My commission expires:

My Commission Expires September 6, 2024

This instrument prepared by:
Karen M. Hennecy
500 Office Park Drive, Suite 100
Birmingham, AL 35223
205-313-2454
karen@parkerhennecy.com





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Exhibit A

Legal Description

Lot 17, according to the Subdivision plat of Foothills Point, Third Sector, as recorded in Map Book 35, Page 136 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in the Foothills Point Declaration of Covenants , Conditions and Restrictions recorded in Instrument #20031223000824110 in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as the "declaration").



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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 Alice Zebert
 Mailing Address 624 Foothills Trace
Chelsea AL 35043

Grantee's Name Mary Alice Zebert
 Mailing Address 624 Foothills Trace
Chelsea AL 35043

Property Address 624 Foothills Trace
Chelsea AL 35043

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 252,500.00

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 Shleby 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 Mary Alice Zebert Mary Alice Zebert

Unattested _____
 (verified by)

Sign Mary Alice Zebert
 (Grantor/Grantee/Owner/Agent) circle one