

This Instrument prepared by
Richard Martin Adams
668 Preserve Way
Hoover, Alabama, 352226


20230710000204350 1/3 \$148.00
Shelby Cnty Judge of Probate, AL
07/10/2023 11:17:42 AM FILED/CERT

WARRANTY DEED WITH LIFE ESTATE

KNOWN ALL MEN BY THESE PRESENTS that for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, this day paid to SYLVIA NICHOLS, (hereinafter the "GRANTOR") an unmarried woman, the receipt of which is hereby acknowledged, the GRANTOR, does hereby give, grant, bargain, sell and convey unto LYN STEPHENS GILBERT (hereinafter the "GRANTEE") an unmarried woman, the following described real property located in Shelby County, Alabama:

Lot 148A, according to a Resurvey of Lots 129 through 178, Greystone Ridge Garden Homes, as recorded in Map Book 17, Page 28, in the Probate Office of Shelby County

EXCEPT THAT as to all the above described property, GRANTOR reserves to herself a **life estate**, together with the right to use and occupy the same and collect rents or other income therefrom so long as GRANTOR shall live.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Ad Valorem taxes which may be due now or subsequent hereto;
2. Any applicable zoning ordinances;
3. Easements, restrictions, reservations, right of way and set back lines of record;
4. Mineral and mining rights not owned by the GRANTOR;

TO HAVE AND TO HOLD, to the said GRANTEE, and her heirs and assigns, together with every contingent remainder and right of reversion.

I, the GRANTOR, do for myself and for my heirs, executors and administrators covenant with the said GRANTEE, and her heirs and assigns, that I am lawfully seized in fee simple of the said premises, that they are free from all encumbrances, except as aforementioned, and that I have a good right to sell and convey the same as aforesaid, that I, and my heirs, executors and administrators, shall warrant and defend the same to the said GRANTEE, and her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set their hand and seal this the 10 day of JULY, 2023.

Shelby County, AL 07/10/2023
State of Alabama
Deed Tax: \$120.00

Sylvia Nichols
SYLVIA NICHOLS

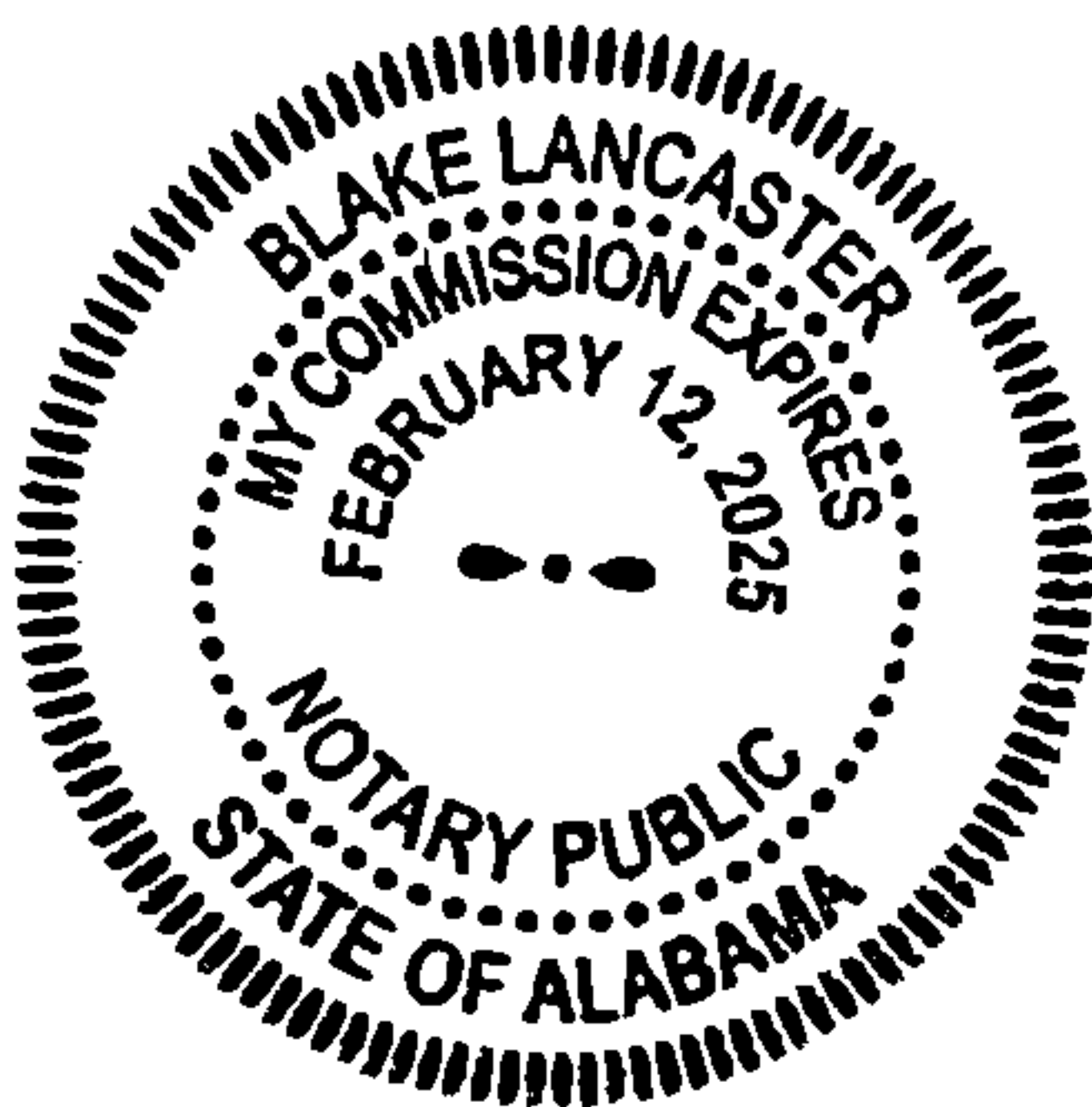
STAE OF ALABAMA
COUNTY OF SHELBY



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I the undersigned Notary Public in and for said County and State, hereby certify that Sylvia Nichols 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 10 day of July, 2023.



Blake Lancaster

Notary Public

My commission Expires: 2-12-25

Real Estate Sales Validation Form

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

Grantor's Name Sylvia Nichols
Mailing Address 1165 Berwick Road
Hoover, AL 35242

Grantee's Name LYN Gilbert
Mailing Address 1108 Berwick Road
Hoover, AL 35242

Property Address 1165 Berwick Road
Hoover, AL 35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 239,200.

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

1/2 119,600.

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

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 _____

Unattested

(verified by)

Print

LYN Gilbert

Sign

Lyn Gilbert

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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