

THIS DOCUMENT PREPARED BY:
Jennifer M. McInerney, Esq.
Parmer Law, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send Tax Notice To:
Candy Lynn Cooper
213 Crisfield Circle
Alabaster, Alabama 35007

LIFE ESTATE DEED

PLEASE NOTE: The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

KNOW ALL MEN BY THESE PRESENTS that Candy Lynn Cooper, (a.k.a, Candy Cooper) an unmarried woman, hereinafter referred to as **Grantor**, for and in consideration of ten (\$10) dollars and other valuable consideration had and received and paid by Marla Stevenson, a married woman, hereto referred to as **Grantee**, the receipt of which is acknowledged, does hereby remise, release, quit claim and convey of her right, title, interest and claim in or to the unto said Grantee the Real Property situated in Shelby County, Alabama, described to wit:

Lot 32, according to the Plat of Chesapeake Subdivision, as recorded in Map Book 37, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance and the use of the property herein described is subject to restrictive covenants, restrictions, easements and conditions and rights of way of record.

This property described above has a mailing address of **213 Crisfield Circle, Alabaster, Alabama 35007.**

Said realty being and intended to be the same realty described in the Warranty Deed conveyed to the Grantor on May 13, 2011 and recorded on September 28, 2011 in Book 20110928000286890.

EXPRESSLY RESERVING a Life Estate in the above-described property unto Candy Lynn Cooper, an unmarried woman, and her assigns. Candy Lynn Cooper, an unmarried woman, shall have full ownership, possession, and use of the property, as well as the rents, revenues and profits generated by the property during the term of her natural life. Upon the death of Candy Lynn

Cooper, an unmarried woman, the ownership, possession, use, rents, revenues, and profits of the above-described property shall revert to the Grantee.

TO HAVE AND TO HOLD same unto the Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Witness my hand and seal this the 26th day of July, 2023.

Candy Lynn Cooper (SEAL)
CANDY LYNN COOPER

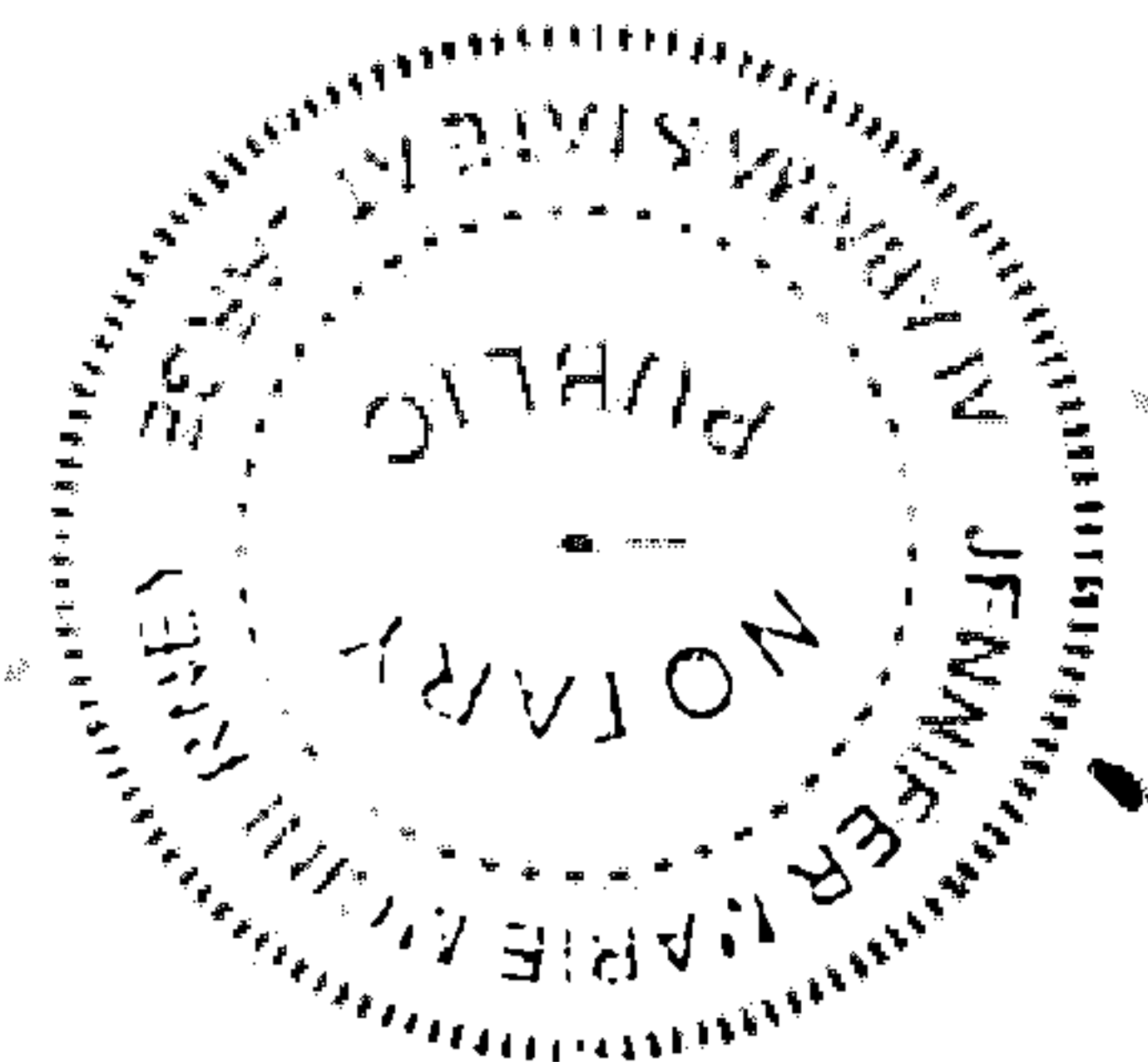
WITNESSES:

[Signature]
Virginia Hignault

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

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

Given under my hand and official seal this the 26th day of July, 2023.



Jennifer McCreary
Signature of Person Taking Acknowledgment

My commission expires: 2/7/24

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name CANDY LYNN COOPER
 Mailing Address 213 CRISFIELD CIRCLE
ALABASTER, AL 35007

Grantee's Name MARLA STEVENSON
 Mailing Address 213 CRISFIELD CIRCLE
ALABASTER, AL, 35007

Property Address 213 CRISFIELD CIRCLE
ALABASTER, AL 35007

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 189,900

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'S VALUE

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 7/28/23

Unattested

Print

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2023 03:20:42 PM
 \$218.00 BRITTANI
 20230801000231480

Form RT-1

Alvin S. Boyd