

Send Tax Notice
To: Joseph Habshey
3491 Helena Road
Helena, AL 35080

This instrument prepared
by: Joseph Habshey
3491 Helena Road
Helena, AL 35080



20230802000232000 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
08/02/2023 10:14:43 AM FILED/CERT

LIFE ESTATE DEED

STATE OF ALABAMA
SHELBY COUNTY

) KNOW ALL MEN BY THESE PRESENT'S

That in consideration of Thirty Thousand and 00/100 Dollars (\$30,000.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Giddie Inc**, herein referred to as grantor does grant, bargain, and convey unto **Cynthia Carter**, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to wit a Life Estate. At the time of grantee's death, all interests of grantee shall revert back to Giddie Inc.

Lot 20, as recorded in Plat of Stonebrook Subdivision, Map Book 15, Page 114, in the Probate Office of Shelby County, Alabama.


Subject to: (1) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (2) Mineral and mining rights, if any,

TO HAVE AND TO HOLD Unto the said Grantee solely for the remainder of her life.

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this the 1st day of February, 2023.

_____(Seal)

 (Seal)
Joseph Habshey President
Giddie, Inc.

STATE OF Alabama

Shelby COUNTY

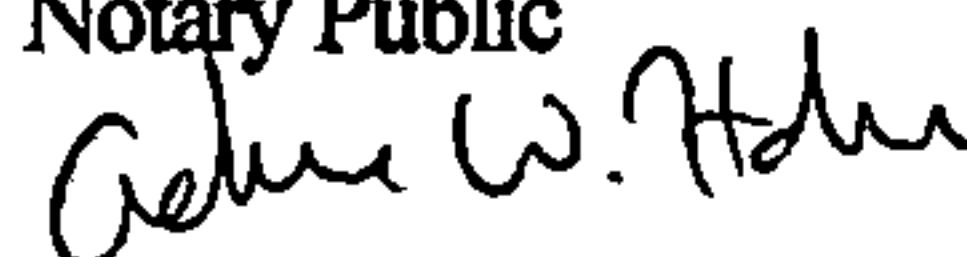
Shelby County, AL 08/02/2023
State of Alabama
Deed Tax: \$30.00

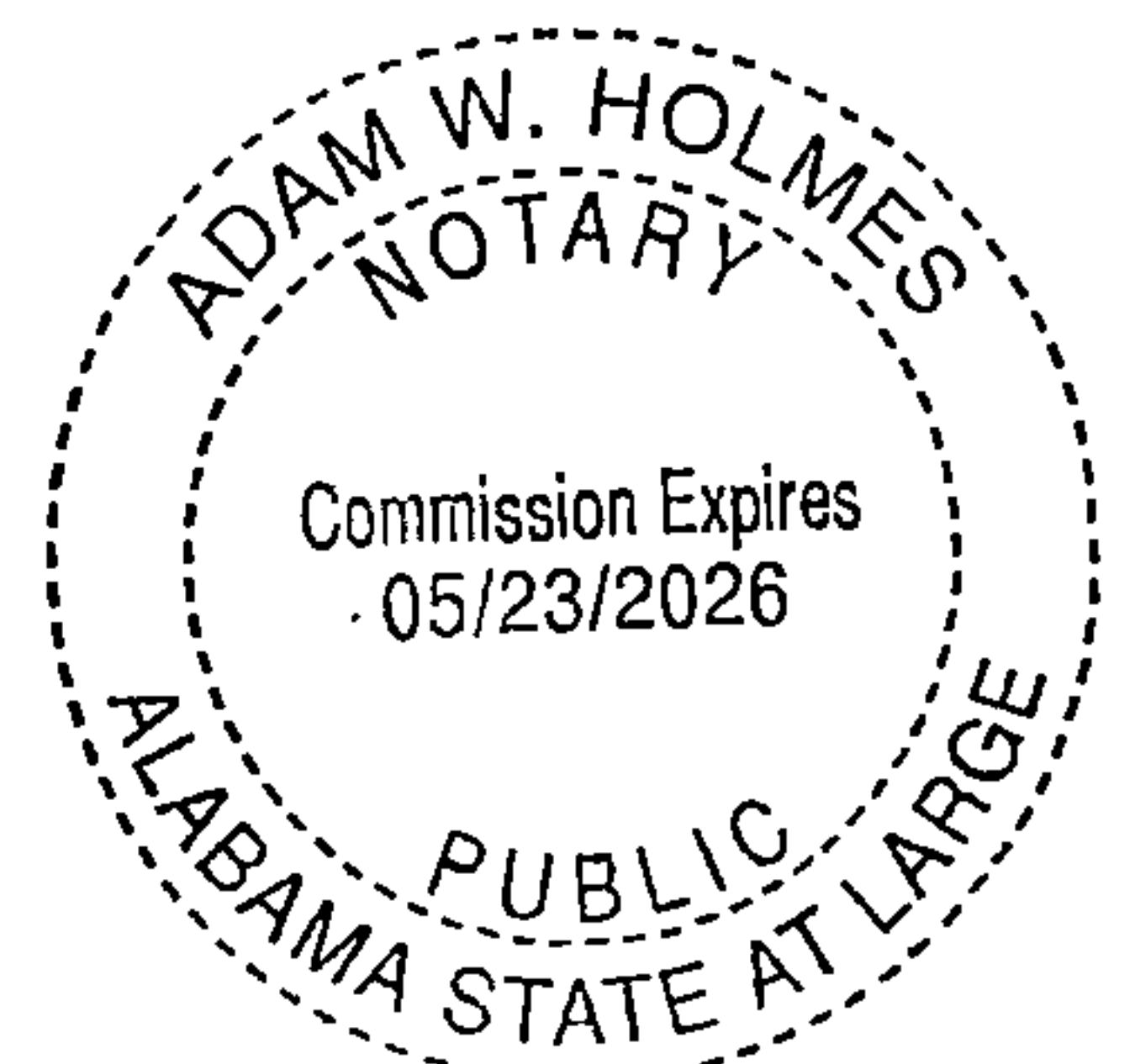
COUNTRY OF USA

I, Adam W. Holmes, a Notary Public in and for said County, in said State, Alabama hereby certify that Joseph Habshey, whose name as President of Giddie Inc. a corporation 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 and with full authority as such officer for such corporation in its capacity as President on the day the same bears date. _

Given under my hand and official seal this 2nd day of July 2023

Notary Public





Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Giddie Inc.
3491 Arena Rd
Prerna AL
35080

Grantee's Name
Mailing Address

CYNTHIA CARTER
110 OAK VIEW Ln
Prerna AL
35080

Property Address

110 OAK VIEW Ln
Prerna AL
35080

Date of Sale

2-1-2023

Total Purchase Price \$

30,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

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 a

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 8-2-2023

Unattested

(verified by)

Print

CYNTHIA CARTER

Sign

Cynthia Carter
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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