

This instrument was prepared by:

Send tax notice to:

B. Boozer Downs, Jr.
Post Office Box 65
Woodstock, Alabama 35188
(205) 938-2024
CD23-297

Larry G. Vines
38 Wildewood Farms
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY) LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Larry G. Vines and Paulette Vines, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kelly V. McFarland and Shelly V. Hornstein**, (hereinafter referred to as GRANTEES), **reserving unto the grantors a life estate in** the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A

Subject to:

1. Ad valorem taxes for the current year, and subsequent years.
2. Restrictions, reservations, conditions, and easement of record.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

****This instrument prepared without the benefit of a title search or title opinion and based upon information provided by grantor. Scrivener makes no warranty as to the quality of the title herein. ****

To Have and to Hold to said Grantees, their heirs and assigns forever, **subject to the reservation of the life estate of the Grantors.**

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 22 day of August, 2023.

Larry G. Vines
Larry G. Vines

Paulette Vines
Paulette Vines

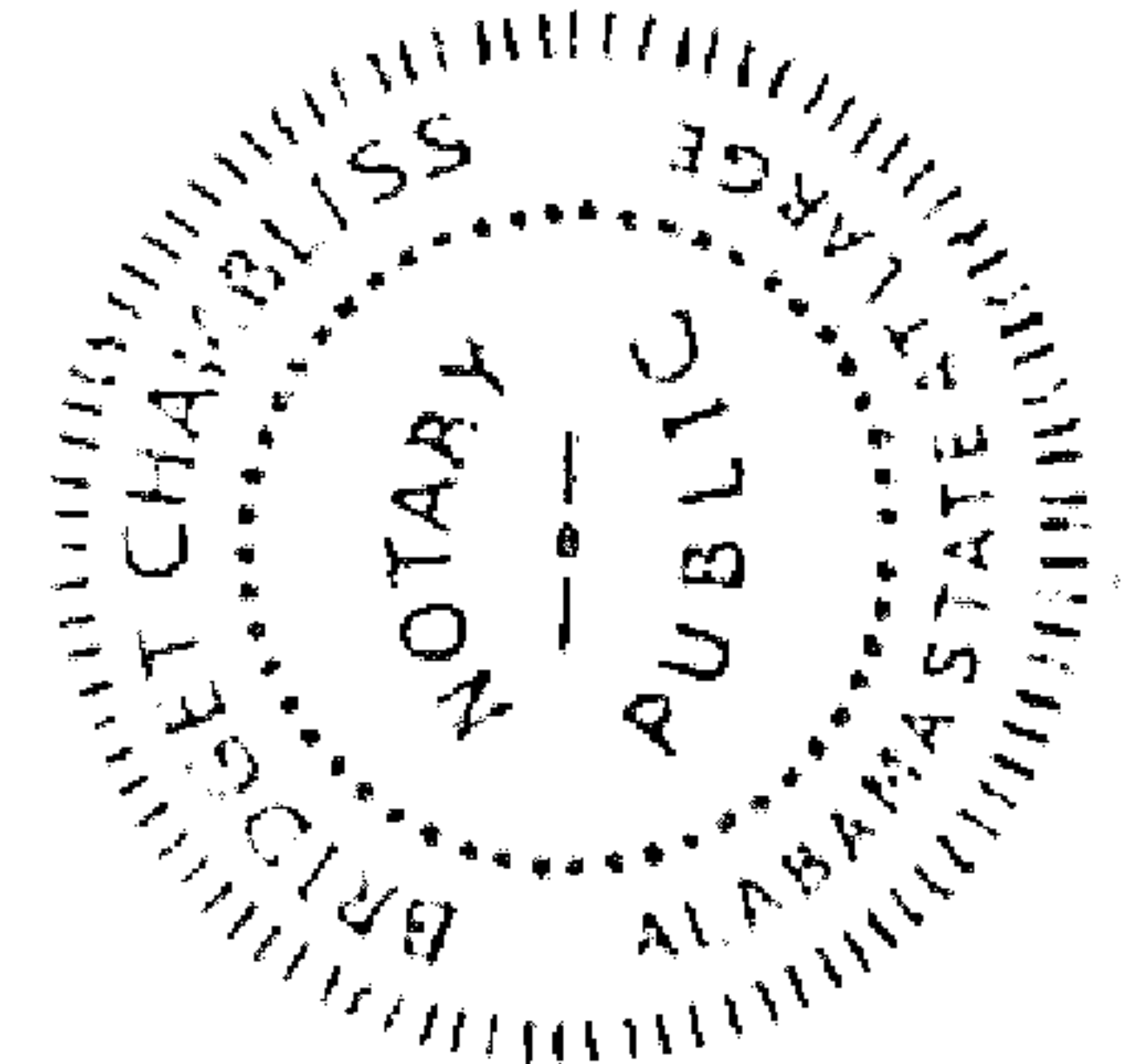
STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Larry G. Vines and Paulette Vines** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of August, 2023.

Bridget Chambliss
NOTARY PUBLIC
My Commission Expires:

BRIDGET CHAMBLISS
Notary Public, Alabama State At Large
My Commission Expires 05/05/2024



Grantor's Name:	Larry G. Vines
Mailing Address:	38 Wildewood Farms Helena, AL 35080
Grantee's Name:	Kelly V. McFarland and Shelly V. Hornstein
Mailing Address:	3637 Grey Hill Rd. West Blocton, AL 35184
Property Address:	38 Wildewood Farms Helena, AL 35080
Date of Transfer:	August <u>22</u> , 2023
Tax Assessors Value:	\$: <u>142,355.00</u>

EXHIBIT A

Begin at a 1' crimp pipe at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 4 West; thence run west along the north line of said 1/4-1/4 section line 120.2 feet more or less to a point on the SEly R.O.W. Shelby County Highway # 93; thence an azimuth of 217 degrees 55'31" SWly along said R.O.W. 832.4 feet to an old fence dividing Parcel "B" and Parcel "A", thence an azimuth of 140 degrees 27'11" SEly along said dividing fence 488.72 feet; thence an az of 102 degrees 03'44" SEly along said dividing line 395.36 feet to a 1/2" set rebar on the east line of said 1/4-1/4 section line; thence an azimuth of 356 degrees 42'13" north along east line 1126.68 feet to the point of beginning of said Parcel "B". Containing 10.87 acres more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2023 09:04:08 AM
\$170.50 PAYGE
20230823000252970

Alex S. Bayl