



20230907000271380 1/2 \$335.00
Shelby Cnty Judge of Probate, AL
09/07/2023 03:15:47 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

William G. Nolan
Attorney at Law
The Alabama Elder Care Law Firm, LLC
200 Office Park Drive, Ste 303
Mtn. Brook, AL 35223
205/390-0101

AFTER RECORDING, MAIL TO:

Maria Kantargis
139 Willow Ridge Lane
Indian Springs, AL 35124

Source of Title: Map Book: 6 Page: 531

Parcel ID: 10 9 29 0 001 001.034

QUITCLAIM DEED with Reservation of Life Estate

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

MARIA KANTARGIS, a single woman, the GRANTOR;

Whose mailing address is 139 Willow Ridge Lane, Indian Springs, Alabama 35124

do hereby grant, bargain, and convey unto

EFSTRATIA KANTARGIS FROEMELT and **ATHANASIA KANTARGIS NEWMAN** and **ANDRIANA A. KANTARGIS**, as tenants in common, the GRANTEES,

Whose respective mailing addresses are 2708 Altadena Lake Drive, Vestavia, Alabama 35243; and 817 Forest Drive, Homewood, Alabama 35209; and 4057 Barr Circle, Tucker, Georgia 30084.

All of THE FOLLOWING described real property situated in Shelby County, Alabama, to wit:

Lot 8, according to the Survey of The Willow Ridge Addition to Indian Springs, as recorded in Map Book 7, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

COMMONLY known as: 139 Willow Ridge Lane Indian Springs, Alabama 35124

TAX ASSESSOR'S VALUE: \$308,900.00

DATE OF SALE:

9/7/23

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

 X is homestead property of the said grantor

 is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

Shelby County, AL 09/07/2023
State of Alabama
Deed Tax: \$309.00

PROVIDED, however, that the Grantor has reserved the use and enjoyment of said property for the life of the Grantor and that the grant of said property to Grantees is subject to the following powers retained by the Grantor:

1. The Grantor shall retain possession and control of all the premises and shall receive all of the rents and profits derived from the premises until the last to die of the Grantors.
2. The Grantor retain the unrestricted and limited right to dispose of their share of the property during the lives of the Grantor, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose her share of the property in any manner in the sole, exclusive, and absolute direction of the Grantor, without joinder by the Grantee's Remaindermen, and to keep any and all proceeds derived therein without obligation to the Grantee Remaindermen. On the death of the Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen.

NOTE: This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantees, and all information contained herein has been provided by the Grantor and Grantee.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 7 day of September, 2023.



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Maria Kantargis

MARIA KANTARGIS

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maria Kantargis, who is known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of September, 2023

WILLIAM GRADY NOLAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 15, 2025

Notary Public

