

# DEED RESERVING A LIFE ESTATE

THIS INSTRUMENT PREPARED BY  
ATTORNEY Stanley F. Gray  
POST OFFICE BOX 830239  
TUSKEGEE, ALABAMA 36083-0239

STATE OF ALABAMA )

SHELBY COUNTY )



20231011000301550 1/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
10/11/2023 08:22:18 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars to the undersigned Grantor, **Juliette Stephens Bowles**, a widow, in hand paid by **Cynthia E. Bowles, Deirdre McCaa, Leon E. Bowles, Jr. and Kassandra A. Woods**, Grantees. The Receipt Whereof is Acknowledged the said **Juliette S. Bowles** does hereby grant, bargain, sell and convey unto the said **Cynthia E. Bowles, Deirdre McCaa, Leon E. Bowles, Jr. and Kassandra A. Woods**, reserving unto the Grantor, **Juliette Stephens Bowles**, a life' estate in the following described real estate; situated in Shelby County, Alabama to-wit:

An undivided one-third interest in and to the south half of lot number four (4) in block four (4) of the survey and map of the lands of G. A. Nabors, which said map is recorded in Map Book 3, at page 33 in the Probate Office of Shelby County, Alabama, and said lot being in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 8, Township 24, Range 12'East, and the parcel herein conveyed being 37 feet in width, north and south, and 200 feet in length, east and west, in the Town of Wilton, Alabama, situated in Shelby County, Alabama.


The realty conveyed hereby is the realty heretofore conveyed to **Juliette Stephens** by **Maria Stephens**, by deed recorded in the Deed Book 226, at Page 96, Shelby County Probate Office.

The title to the property described hereinabove has not been abstracted or examined by the attorney or his firm set forth hereinabove. Said attorney and law firm make no statement and render no opinion as to the condition of title or its merchantability.

To Have and to Hold unto the said **Cynthia E. Bowles, Deirdre McCaa, Leon E. Bowles, Jr. and Kassandra A. Woods** their heirs and assigns forever, subject to the reservation of the life estate of **Juliette Stephens Bowles, Grantor**.

Shelby County, AL 10/11/2023  
State of Alabama  
Deed Tax: \$3.00

In Witness Whereof, **Juliette Stephens Bowles** has hereunto set her hand and seal, this  
27<sup>th</sup> day of July, 2023.

 (L.S.)  
**Juliette Stephens Bowles**

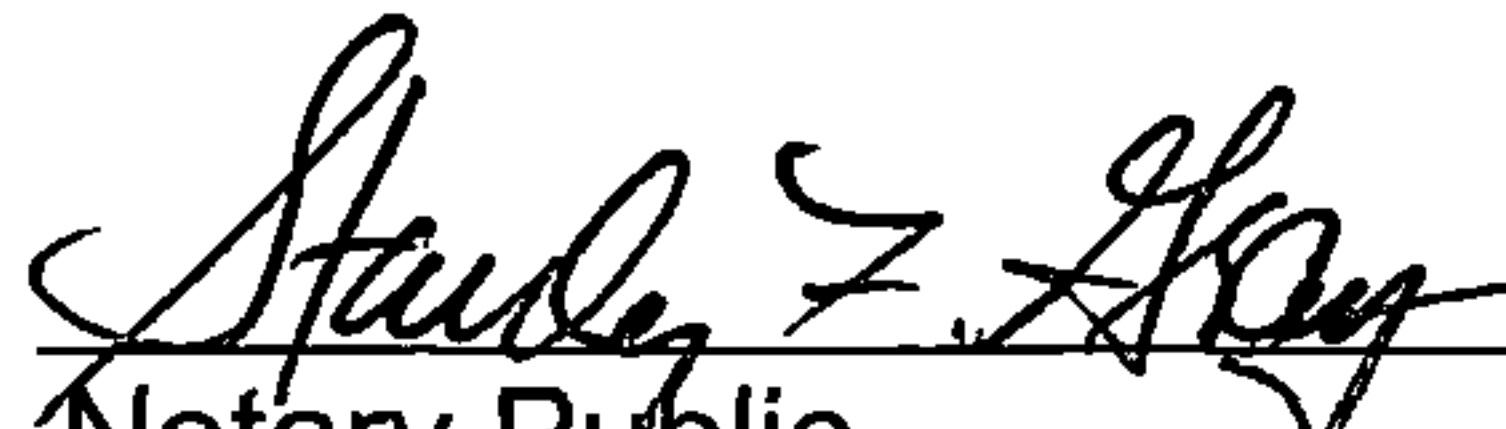
**STATE OF ALABAMA** )

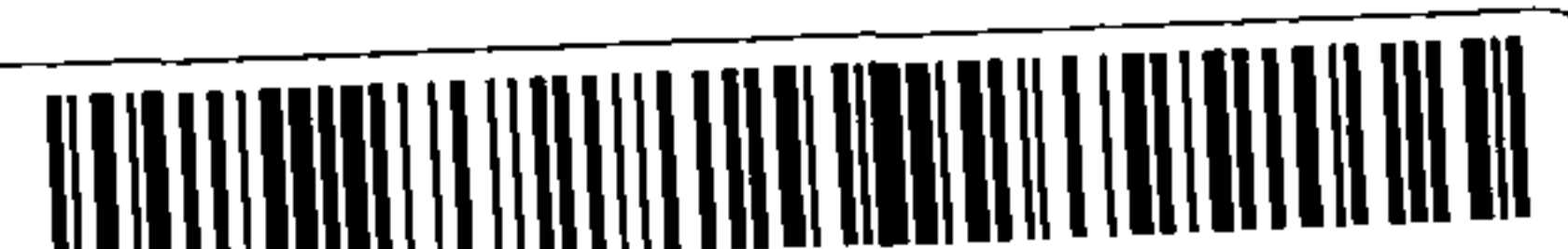
**COUNTY OF MACON** )

I, Stanley F. Gray, a Notary Public in and for said County, in said State, hereby certify  
that **Juliette Stephens Bowles**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27<sup>th</sup> day of July, 2023



  
Notary Public  
My Commission Expires: 1/26/27

  
20231011000301550 2/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name Juliette Stephens Bowles  
Mailing Address P.O. Box 604  
Tuskegee Inst., Alabama 36087

Grantee's Name Juliette Stephens Bowles, Cynthia E. Bowles,  
Mailing Address Deirdre A. McCaa, Leon Bowles and Kassandra B. Woods  
P.O. Box 604  
Tuskegee Inst., Alabama 36087

Property Address See Attached Legal Description

Date of Sale 07/27/2023  
Total Purchase Price \$ 0.00  
or  
Actual Value \$  
or  
Assessor's Market Value \$ (\$3,000.00)

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 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 10/2/23

Print Stanley F. Gray

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

OTHER GRANTEES:

Cynthia E. Bowles  
6316 Muir Woods Drive N  
Mobile, Alabama 36693

Kassandra B. Woods  
6320 Voltaire Drive  
Orlando, Florida 32809

Deirdre A. McCaa  
9724 Irving Lane  
Montgomery, Alabama 36116

Leon Bowles  
5218 Winding Glen Drive  
Lithonia, Georgia 30038



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