



20231019000309330 1/2 \$292.50  
Shelby Cnty Judge of Probate, AL  
10/19/2023 12:29:49 PM FILED/CERT

Recording Requested by: **DAN LANE**  
When Recorded Mail To:  
Name: **DAN LANE**  
Mailing Address: **1075 Danberry Lane.**  
City: **Birmingham**  
State: **AL**  
Zip Code: **35242**

Shelby County, AL 10/19/2023  
State of Alabama  
Deed Tax: \$267.50

*Above Space For Recordors Use*

**SOURCE OF TITLE:**

**WARRANTY DEED with Reservation of Life Estate**

**GRANTOR:**

**DAN LANE and MARTHA LANE, husband and wife, 1075 Danberry Lane Birmingham, AL 35242**

**GRANTEES:**

**CHASE LAMAR LANE and JOHN WESLEY LANE, as Tenants in Common, whose respective addresses are 4124 Paxton Place, Vestavia Hills, AL 35242 and 3009 Panorama Trail, Vestavia Hills, AL 35216**

For valuable consideration, Grantors do hereby grant and convey to GRANTEES, their heirs and assigns, a remainder interest subject to a defeasance as set forth below, in and to:

**Property Legal Description:**

**LOT 33B, according to the Survey of The Cottages of Danberry, Resurvey, No. 3, as recorded in Map Book 43, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.**

Date of Sale: September 20 2023

Assessed value: \$535,000  $\frac{1}{2}$  \$267,500.00 mL

Address: 1075 Danberry Lane, Birmingham, AL 35242

PROVIDED, however, that the Grantors **have reserved** the use and enjoyment of said property for the lives of the Grantors and that the grant of said property to Grantees is subject to the following powers retained by the Grantors:

1. The Grantors shall retain possession and control of all of the premises and shall receive all of the rents and profits derived from the premises for the lives of the Grantors.
2. The Grantors retain the unrestricted and limited right to dispose of their share of the property during the lives of the Grantors, including without limitation, the power to consume, sell, gift,



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mortgage, encumber, and convey or dispose their share of the property in any manner in the sole, exclusive, and absolute direction of the Grantors, without joinder by the Grantee Remaindermen, and to keep any and all proceeds derived therefrom without obligation to the Grantee Remaindermen. On the death of the second Grantor, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen, their heirs and assigns.

WITNESS Grantors' hands this 20<sup>th</sup> day of September, 2023;

Dan Lane  
DAN LANE  
Grantor

Martha Lane  
MARTHA LANE  
Grantor

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH  
HAS BEEN PERFORMED

### NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA }  
JEFFERSON COUNTY }

### General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAN LANE and MARTHA LANE**, who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20<sup>th</sup> day of September, 2023

My Commission Expires:

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

William Grady Nolan  
Notary Public

