

Recording Requested by: **LARRY BILLINGS**  
When Recorded Mail To:  
Name: **LARRY BILLINGS**  
Mailing Address: 145 Lorrin Lane  
City: Sterrett  
State: AL  
Zip Code: 35147

*Above Space For Recorders Use*

**SOURCE OF TITLE: 20200803000325710**

**WARRANTY DEED with Reservation of Life Estate**

**GRANTOR:**

**LARRY BILLINGS and GLORIA BILLINGS, husband and wife, 145 Lorrin Lane, Sterrett, AL 35147**

**GRANTEE:**

**VINCENT TODD BILLINGS, 6247 Victoria Drive, Pelham, AL 35124**

For valuable consideration, Grantors do hereby grant and convey to GRANTEE, his heirs and assigns, a remainder interest, in and to:

**Property Legal Description:**

**Lot 11, of the Villages of Westover, Sector 1, according to Map Book 39, Pages 9A & 9B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.**

Date of Sale: October 17, 2023

Assessed value: \$289,800.00

Address: 145 Lorrin Lane, Sterrett, AL 35147

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 Grantee 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, 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 Remainderman, 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 Remainderman, his heirs and assigns.

WITNESS Grantors' hands this 17<sup>th</sup> day of October, 2023;

*Larry Billings*  
**LARRY BILLINGS**  
**Grantor**

*Gloria Billings*  
GLORIA BILLINGS  
Grantor

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

## NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA }  
JEFFERSON COUNTY }

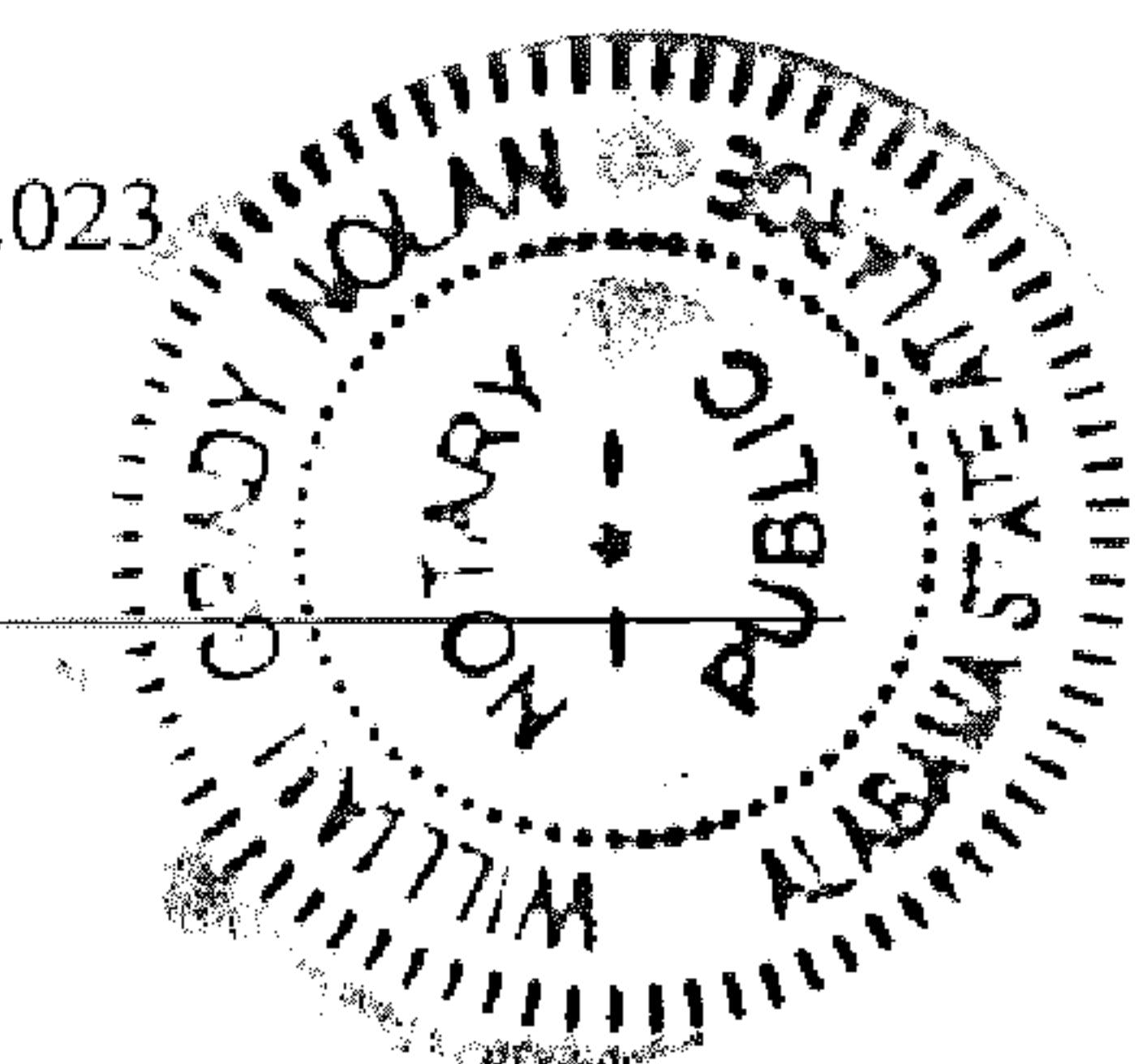
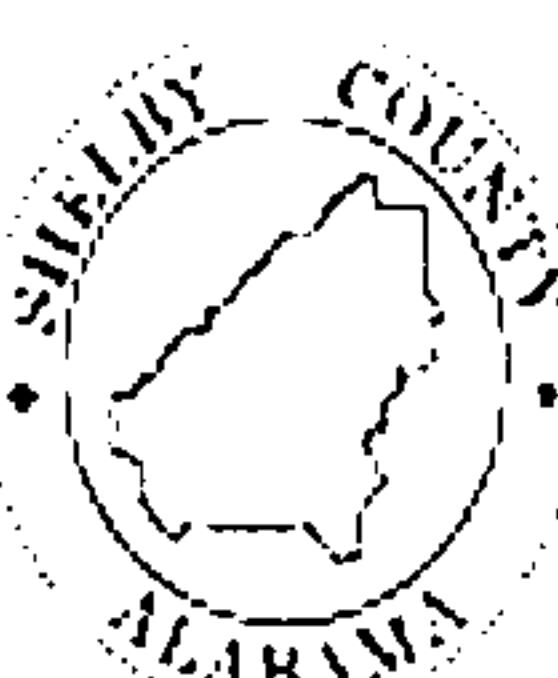
# General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LARRY BILLINGS** and **GLORIA BILLINGS**, 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 1<sup>st</sup> day of October, 2023.

## My Commission Expires:

## Notary Public



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
JUDGE OF PROBATE, SHELBY COUNTY ALABAMA, COUNTY  
CLERK  
SHELBY COUNTY, AL  
10/23/2023 01:06:35 PM  
\$316.00 JOANN  
20231023000311930

WILLIAM GRADY NOLAN  
Y PUBLIC. ALABAMA STATE AT LARGE  
OMMISSION EXPIRES JAN. 15, 2025

Deed prepared by William G. Nolan, Attorney, THE ALABAMA ELDER CARE LAW FIRM, LLC  
200 Office Park Dr. Suite 303, Mountain Brook, AL 35223 205/390-0101