

THIS DOCUMENT PREPARED BY:
The Law Offices of Jeff W. Parmer, LLC
Jennifer M. McInerney, Esq.
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209
(205) 871-1440

Send Tax Notice To:
Mary Piper Waters
4719 29th Street South, Unit A1
Arlington, Virginia 22206

LIFE ESTATE DEED
[Title Not Examined. No Opinion Expressed]

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That John Robert Kerns, III, an unmarried/widowed man, hereinafter referred to as Grantor, for and in consideration of Ten (\$10.00) dollars and other valuable consideration had and received and paid by **Leslie Kerns Brawand**, a married woman, **John Hopkins Piper, Jr.**, an unmarried man, **Kim Marie Piper**, an unmarried woman, **Mary Piper Waters**, an unmarried woman, and **Lynn Piper Carpenter**, a married woman, in equal shares, hereto referred to as Grantees, the receipt of which is acknowledged, does hereby remise, release, quit claim and convey of its right, title, interest and claim in or to the unto said Grantees the Real Property situated in Shelby County, Alabama described to wit:

Lot 148, according to the Map and Survey of The Cottages at Stonehaven, recorded in Map Book 26, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public records, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Having a mailing and street address of 130 Stone Hill Circle, Pelham, Alabama 35124.

Said realty being and intended to be the same realty described in the Warranty Deed conveyed to J. Robert Kerns, III and Helen S. Kerns, a married couple, on April 14, 2017, recorded in Instrument number 20170414000128060. J. Robert Kerns, III is the surviving Grantee within that Warranty Deed recorded on April 14, 2017 at Instrument number 20170414000128060, Helen S. Kerns having died on or about September 18, 2021.

EXPRESSLY RESERVING A LIFE ESTATE in the above-described property unto **J. Robert Kerns, III**, and his assigns. J. Robert Kerns, III shall have full ownership, possession, and use of the property, as well as the rents, revenues, and profits generated by the property during the term of his natural life.

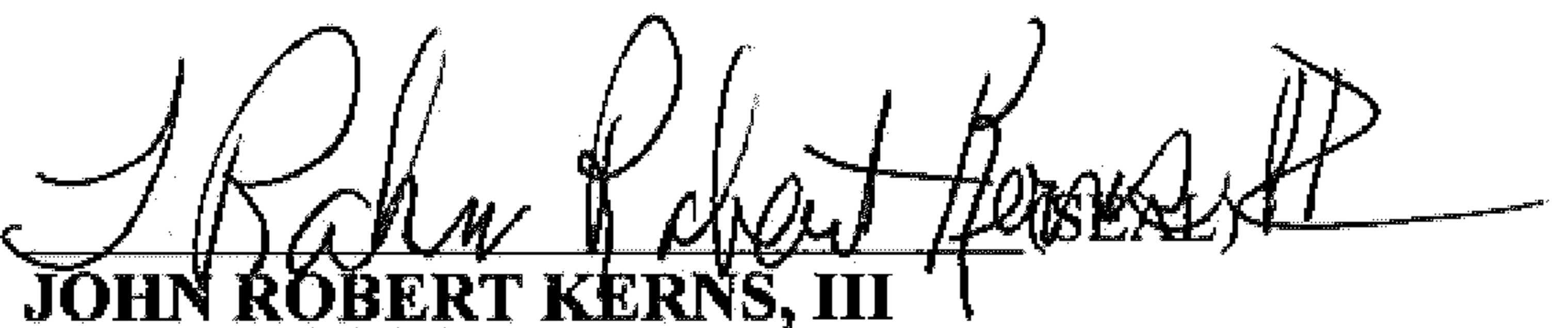
Upon the death of J. Robert Kerns, III, the ownership, possession, use, rents, revenues, and profits of the above-described property shall revert to the Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees forever in FEE SIMPLE.

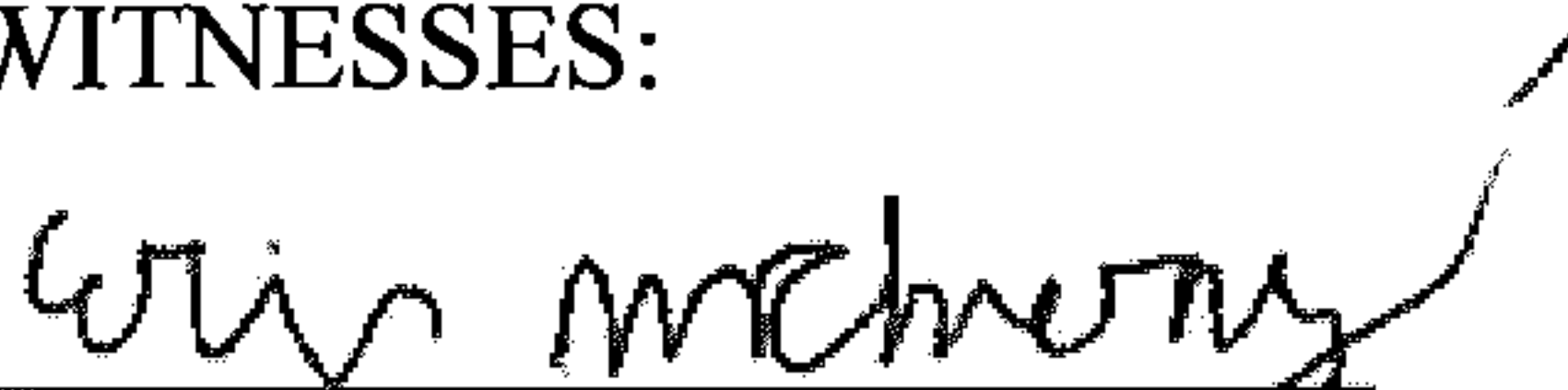
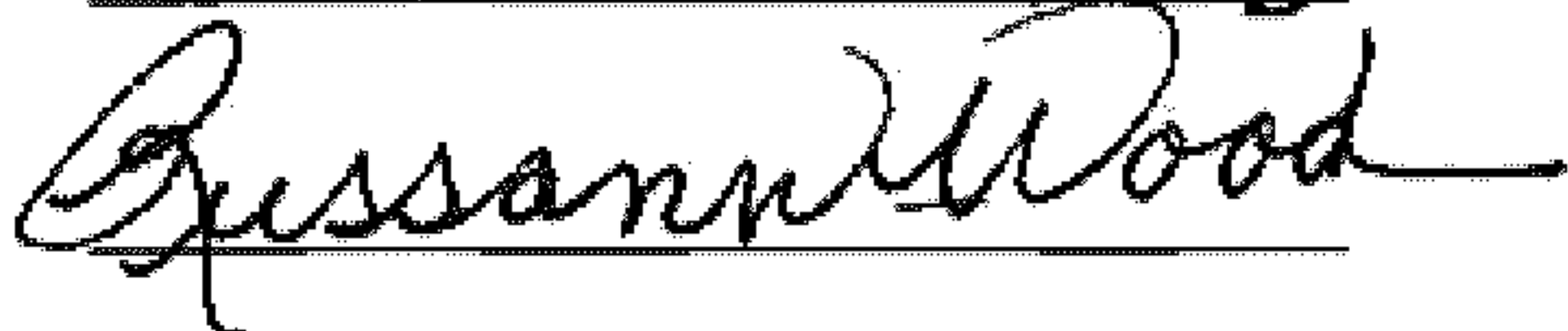
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons claiming by through or under Grantor.

PLEASE NOTE: The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

Witness my hand and seal this the 17 day of November 2023.


JOHN ROBERT KERNS, III

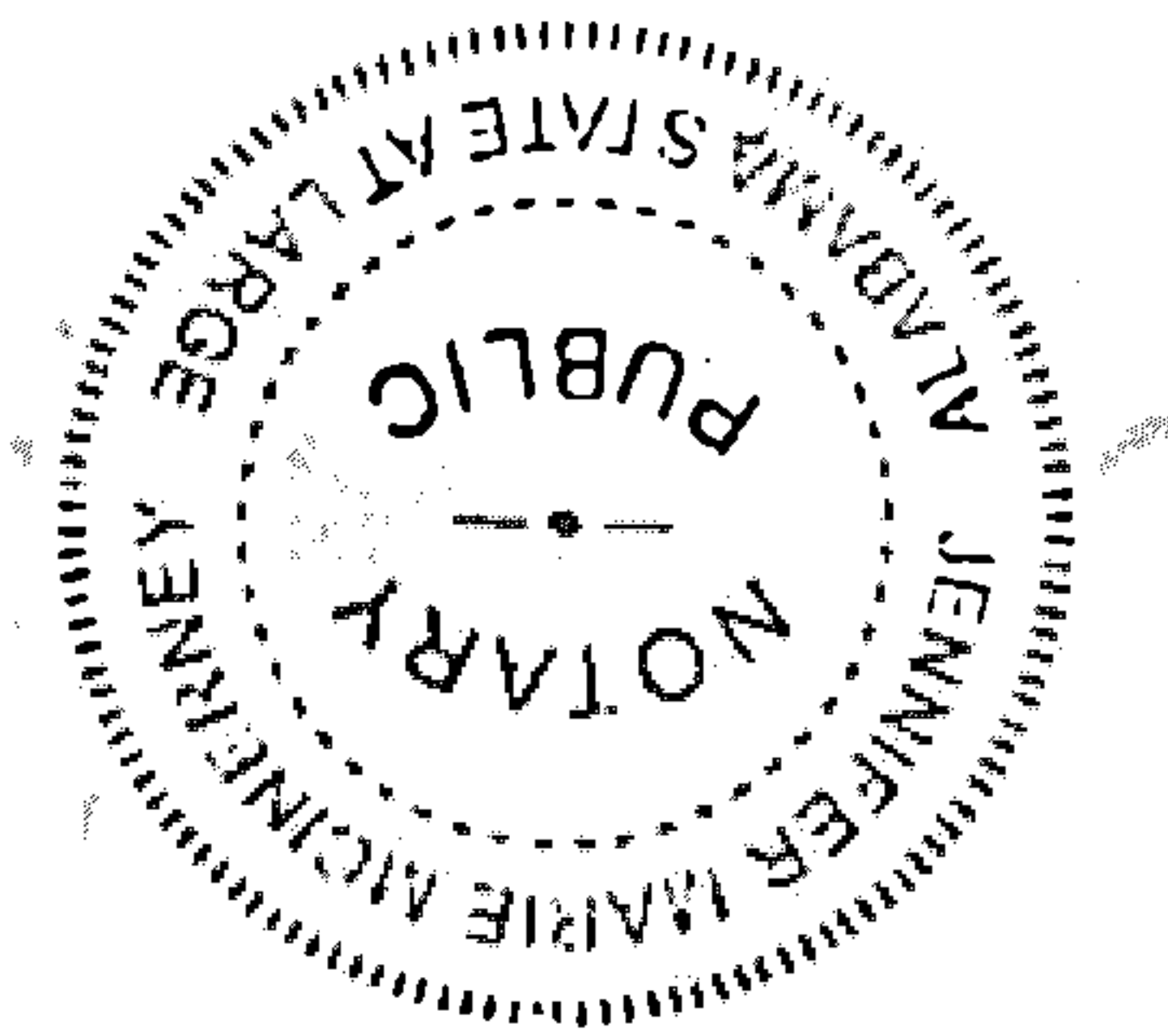
WITNESSES:

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JOHN ROBERT KERNS, III**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17 day of November 2023.



Jennifer McInerney
Signature of Person Taking Acknowledgment

My commission expires: 2/7/24

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

Grantor's Name John Robert Kerns III
 Mailing Address 130 Stone Hill Circle
Pelham, Alabama
35124

Grantee's Name Mary Piper Waters
 Mailing Address 4719 29th St. South
Unit A1
Arlington, VA 22206

Property Address 130 Stone Hill Circle
Pelham, Alabama

Date of Sale _____

Total Purchase Price \$ _____

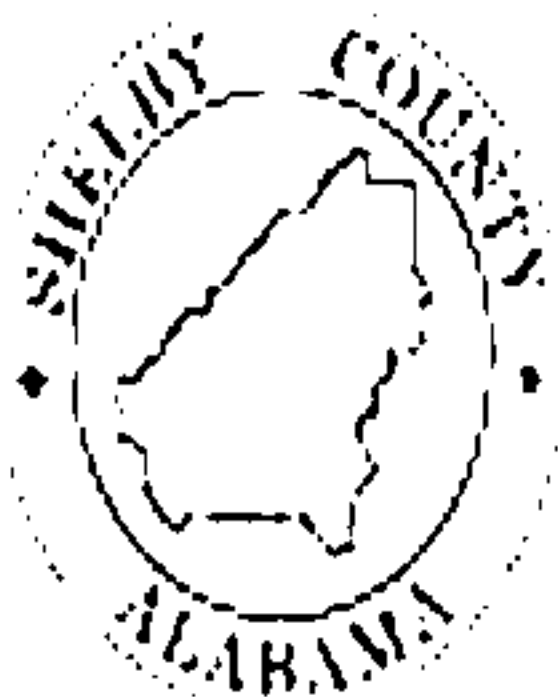
or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$ 218,000

Filed and Recorded 35124
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/20/2023 10:23:01 AM
 \$252.00 JOANN
 20231120000338610



☒ The price or actual value claimed on evidence: (check one) (Recordation of document

Allen S. Byrd to be verified in the following documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other tax assessors

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 11/17/23Print Jennifer M. Mervin

Unattested

Sign Jennifer M. Mervin
(Grantor/Grantee/Owner/Agent) circle one

(verified by)