

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Ruth Ann Wutschke  
27 Hicks Drive  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY

}

LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ruth Ann Wutschke, an unmarried woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, it is the intention of the GRANTOR to reserve to himself/herself during the full term of his/her natural life the right of possession and occupancy in and to the real estate and the rents and profits arising from it, and to convey unto the GRANTEE, **LaRue Quan** (hereinafter referred to as GRANTEE whether one or more), the full fee simple title to the real estate, subject only to a life estate reserved herein by GRANTOR, legally described as:

**SEE ATTACHED EXHIBIT "A".**

Subject to easements, restrictions and reservations of record, if any and subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

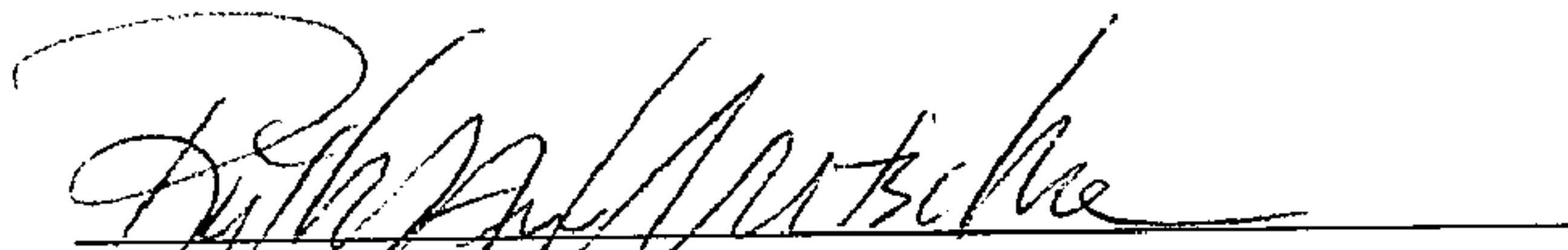
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS

NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 10<sup>th</sup> day of January, 2024.

  
Ruth Ann Wutschke

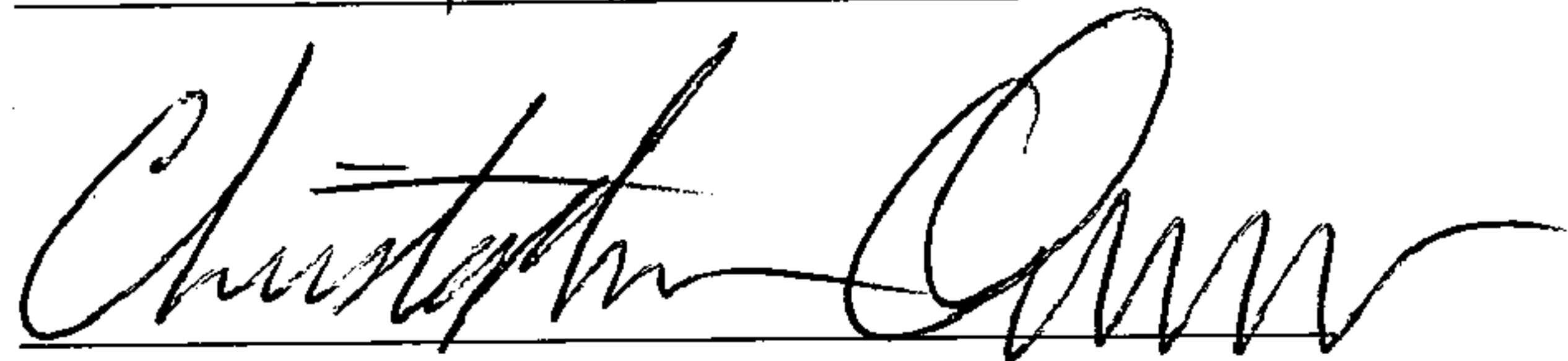
STATE OF Alabama  
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ruth Ann Wutschke**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10<sup>th</sup> day of January, 2024.

  
Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS  
Notary Public, Alabama State at Large  
My Commission Expires July 13, 2025

**EXHIBIT "A"**  
**Property Description**

Parcel I:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 20 South, Range 4 West; thence run south  $89^{\circ}56'30''$  West along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$ , a distance of 698.39 feet to the point of beginning; thence continue South  $89^{\circ}56'30''$  West a distance of 638.43 feet to the Northwest corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$ ; thence run South  $68^{\circ}08'58''$  East a distance of 602.41 feet; thence run North  $0^{\circ}11'45''$  West a distance of 194.78 feet; thence run North  $89^{\circ}56'30''$  East a distance of 80.00 feet; thence run North  $0^{\circ}03'30''$  West a distance of 30.00 feet to the point of beginning.

Situated in Shelby County, Alabama.

ALSO, a 30 foot easement for ingress and egress, more particularly described as follows:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 20 South, Range 4 West; thence run South  $89^{\circ}56'30''$  West along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$ , a distance of 461.46 feet to the point of beginning; thence run South  $13^{\circ}11'01''$  East a distance of 180.67; thence run South  $16^{\circ}08'54''$  East a distance of 226.76 feet to a point on the North Line of Shelby County Road No. 13; thence run North  $68^{\circ}08'58''$  West a distance of 38.07 feet; thence run North  $16^{\circ}08'57''$  West a distance of 204.00 feet; thence; run North  $13^{\circ}11'01''$  West a distance of 188.54 feet; thence run North  $89^{\circ}56'30''$  East a distance of 30.80 feet to the point of beginning.

ALSO, a 30 foot easement for ingress and egress, more particularly described as follows:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 20 South, Range 4 West; thence run South  $89^{\circ}56'30''$  West a distance of 492.26 feet to the point of beginning; thence continue South  $89^{\circ}56'30''$  West a distance of 206.13 feet; thence run South  $0^{\circ}30'30''$  East a distance of 30.00; thence run North  $89^{\circ}56'30''$  East a distance of 213.13 feet; thence run North  $13^{\circ}11'01''$  West a distance of 30.80 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Parcel II:

Commence at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 26, Township 20 South, Range 4 West; thence run South 89 degrees 56 minutes 30 seconds West, along the North line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  a distance of 698.39 feet; thence run South 0 degrees 03 minutes 30 seconds East a distance of 30.00 feet to the point of beginning; thence run South 89 degrees 56 minutes 30 seconds West a distance of 80.00 feet; thence run south 0 degrees 11 minutes 45 seconds East a distance of 194.78 feet; thence run South 68 degrees 08 minutes 58 seconds East a distance of 414.99 feet; thence run North 16 degrees 08 minutes 57 seconds West a distance of 204.00 feet; thence run North 13 degrees 11 minutes 01 seconds West, a distance of 157.74 feet; thence run South 89 degrees 56 minutes 30 seconds West a distance of 213.13 feet to the point of beginning.

According to the survey of Steven M. Allen, dated September 20, 1994.

Parcel II being the same property that was conveyed to Ruth Ann Wutschke in that certain warranty deed recorded in Instrument No. 20030609000357500 in the Office of the Judge of Probate of Shelby County, Alabama.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: Ruth Ann WutschkeGrantee's Name: LaRue QuanMailing Address: 27 Hicks Drive  
Helena, AL 35080Mailing Address: 1585 Hermocilla Way  
San Jose, CA 95116Property Address: 27 Hicks Drive  
Helena, AL 35080

Date of Sale: \_\_\_\_\_, 20

Total Purchase Price: \$ \_\_\_\_\_

Or

Actual Value: \$ \_\_\_\_\_

Or

Assessor's Market Value: \$198,880.00

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: ½ Tax Assessor's Value - Life Estate Deed - \$99,440.00

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: 01/10/2024Print: Ruth Ann WutschkeSign: [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Attested: \_\_\_\_\_  
Judge of Probate, Shelby County Alabama, County  
Clerk (verified by)  
Shelby County, AL  
01/10/2024 11:50:59 AM  
\$130.50 JOANN  
20240110000008700

*Alvin S. Bayl*

**Form RT-1**