

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

Send Tax Notice to:  
Rufus Kirven Clary  
117 Palm Drive  
Alabaster, AL 35007

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, **Brent Carpenter, Jr., a married man, and Stephanie Carpenter Carrington, a married woman, the sole surviving heirs of Stacey Jo Carpenter, the grantee in certain warranty deed dated June 17, 2003 and recorded in Instrument No. 20030702000415220 in the Office of the Judge of Probate of Shelby County, Alabama, said grantee having died on or about August 21, 2023** (hereinafter referred to as GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brent Carpenter, Jr. and Stephanie Carpenter Carrington** (hereinafter referred to as GRANTEE, whether one or more), together as joint tenants with rights of survivorship, the full fee simple title to the real estate described herein, subject only to a life estate reserved herein for **Rufus Kirven Clary**, said real estate being legally described as:

LOT 47, ACCORDING TO THE SURVEY OF OAKWOOD VILLAGE,  
PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 163, IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

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

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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.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

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/have hereunto set his/her/their hand(s) and seal(s) this the 29 day of January, 2024.

*Brent Carpenter, Jr.*  
Brent Carpenter, Jr.

STATE OF Alabama  
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brent Carpenter, Jr.**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of January, 2024.

*Carol Smith*  
Notary Public

My Commission Expires: 07/26/2025



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IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 29 day of FEBRUARY, 2024.

Stephanie Carpenter Carrington  
Stephanie Carpenter Carrington

STATE OF Tennessee  
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Stephanie Carpenter Carrington**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of FEBRUARY, 2024.

[Signature]  
Notary Public

My Commission Expires: 1/10/25

See attached Exhibit "A" for heirship Affidavits



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Brent Carpenter, Jr.  
Stephanie Carpenter CarringtonGrantee's Name Brent Carpenter, Jr.  
Stephanie Carpenter Carrington  
Rufus Kirven ClaryMailing Address 100 Summer Brook Lane  
Alabaster, AL 35007Mailing Address 117 Palm Drive  
Alabaster, AL 35007Property Address 117 Palm Drive  
Alabaster, AL 35007Date of Sale February 29, 2024  
Total Purchase Price \$ \_\_\_\_\_

Or

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

Or

Assessor's Market Value \$211,800.00

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 - \$105,900.00

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 February 29, 2024

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent, circle one)

Exhibit "A"

This instrument prepared by:

Justin Smitherman, Esq.

173 Tucker RD Suite 201

Helena, AL 35080

STATE OF ALABAMA

COUNTY OF

Shelby**HEIRSHIP AFFIDAVIT**

BEFORE ME, the undersigned Notary Public, on this day personally appeared Joyce Strong, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is Joyce Strong (name), and I live at 116 Palm Drive, Alabaster, AL 35007 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, Stacy Jo Carpenter, from 12/12 until his/her death on August 21, 2023. I was personally well acquainted with the Decedent during his/her lifetime;

As I was neighbor, across the street (short statement as to how affiant knew decedent).

The Decedent died in Shelby County, Alabama on or about August 21, 2023 and at the time of Decedent's death, Decedent's residence was 917 Palm Dr. Alabaster, AL 35007, County of Shelby.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was NIA and he/she lives/lived at NIA.

Decedent had the following surviving heirs:

1. Donald B. Carpenter, 32, Son, 100 Summerbrook LN 35007 Alabaster, A  
(Name, age, relationship to decedent, address)
2. Stephanie E. Carrington, 37, Daughter, 914 Bryant Rd. Holly Springs MS 38646  
(Name, age, relationship to decedent, address)
3. \_\_\_\_\_  
(Name, age, relationship to decedent, address)
4. \_\_\_\_\_  
(Name, age, relationship to decedent, address)
5. \_\_\_\_\_  
(Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, NONE, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of the surviving spouse, if applicable, as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of FRIENDSHIP AND NEIGHBOR (state relationship to decedent).

Further Affiant saith not.

(Sign here)

(Print name here)

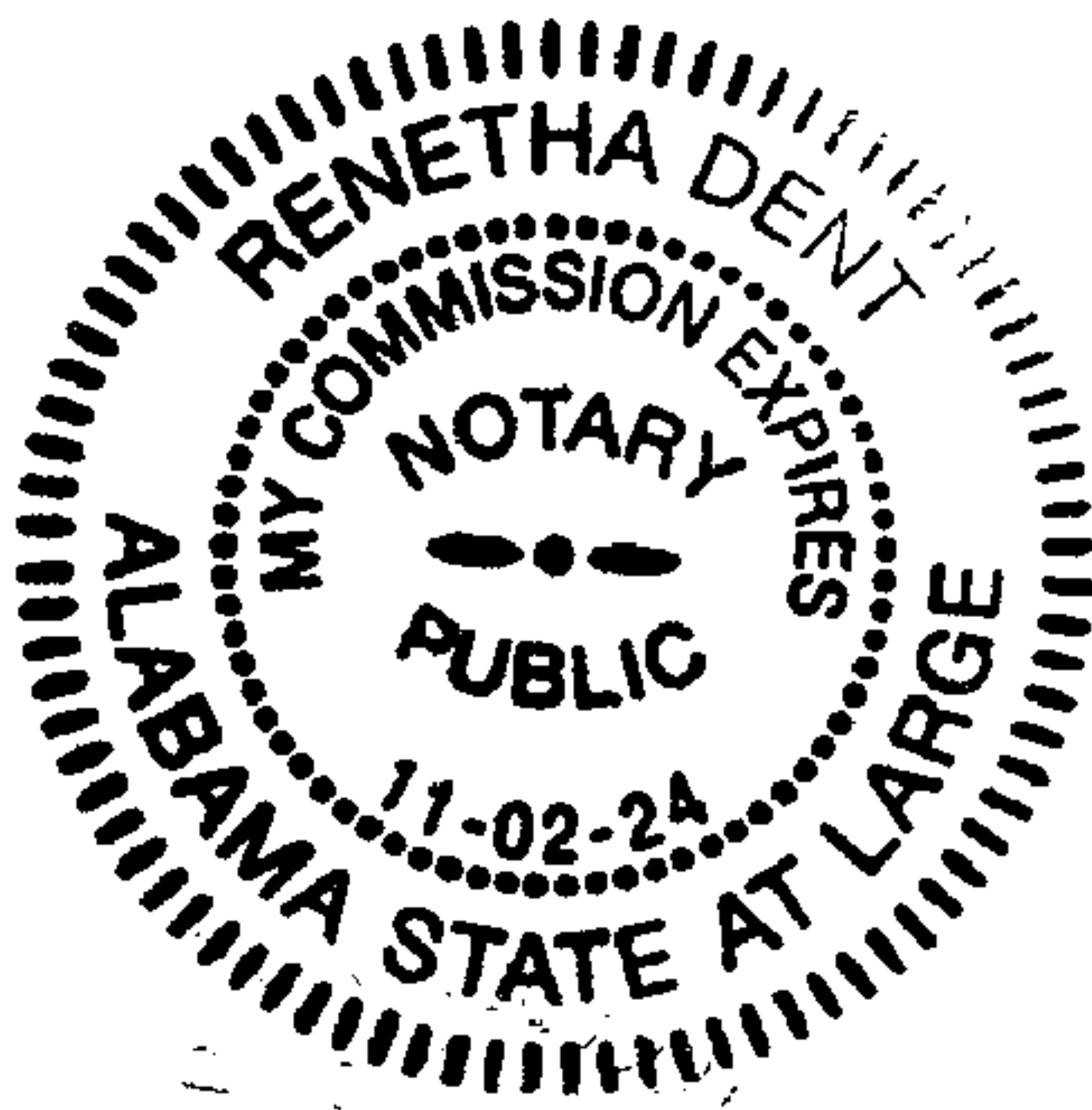
Affiant

STATE OF Alabama  
COUNTY OF Shelby

Joyce Strong  
JOYCE STRONG  
JOYCE STRONG

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that JOYCE STRONG whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 22 day of December, 2023



Renetha Dent

Notary Public

My commission expires:



This instrument prepared by:

Justin Smitherman, Esq.

173 Tucker RD Suite 201

Helena, AL 35080

STATE OF ALABAMA

# HEIRSHIP AFFIDAVIT

COUNTY OF Shelby

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jeffery Lucas Smith, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is Jeffery Lucas Smith (name), and I live at 116 Canyon trail, pelham AL 35007 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, Stacy Jo Carpenter, from 2007 until his/her death on August 21, 2023. I was personally well acquainted with the Decedent during his/her lifetime; friend (short statement as to how affiant knew decedent).

The Decedent died in Shelby County, Alabama on or about August 21, 2023 and at the time of Decedent's death, Decedent's residence was 117 Palm Dr Mobile, AL 35007, County of Shelby.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was N/A and he/she lives/lived at N/A.

Decedent had the following surviving heirs:

1. Donald B. Carpenter, 32, Son, 100 Summerbrook LN, Alabaster, AL 35007  
(Name, age, relationship to decedent, address)
2. Stephanie E. Carrington, 37, 94 Bryant Rd, Holly Springs, MS 38635  
(Name, age, relationship to decedent, address)
3. \_\_\_\_\_  
(Name, age, relationship to decedent, address)
4. \_\_\_\_\_  
(Name, age, relationship to decedent, address)
5. \_\_\_\_\_  
(Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, W/A, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of the surviving spouse, if applicable, as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of Friend (state relationship to decedent).

Further Affiant saith not.

(Sign here)

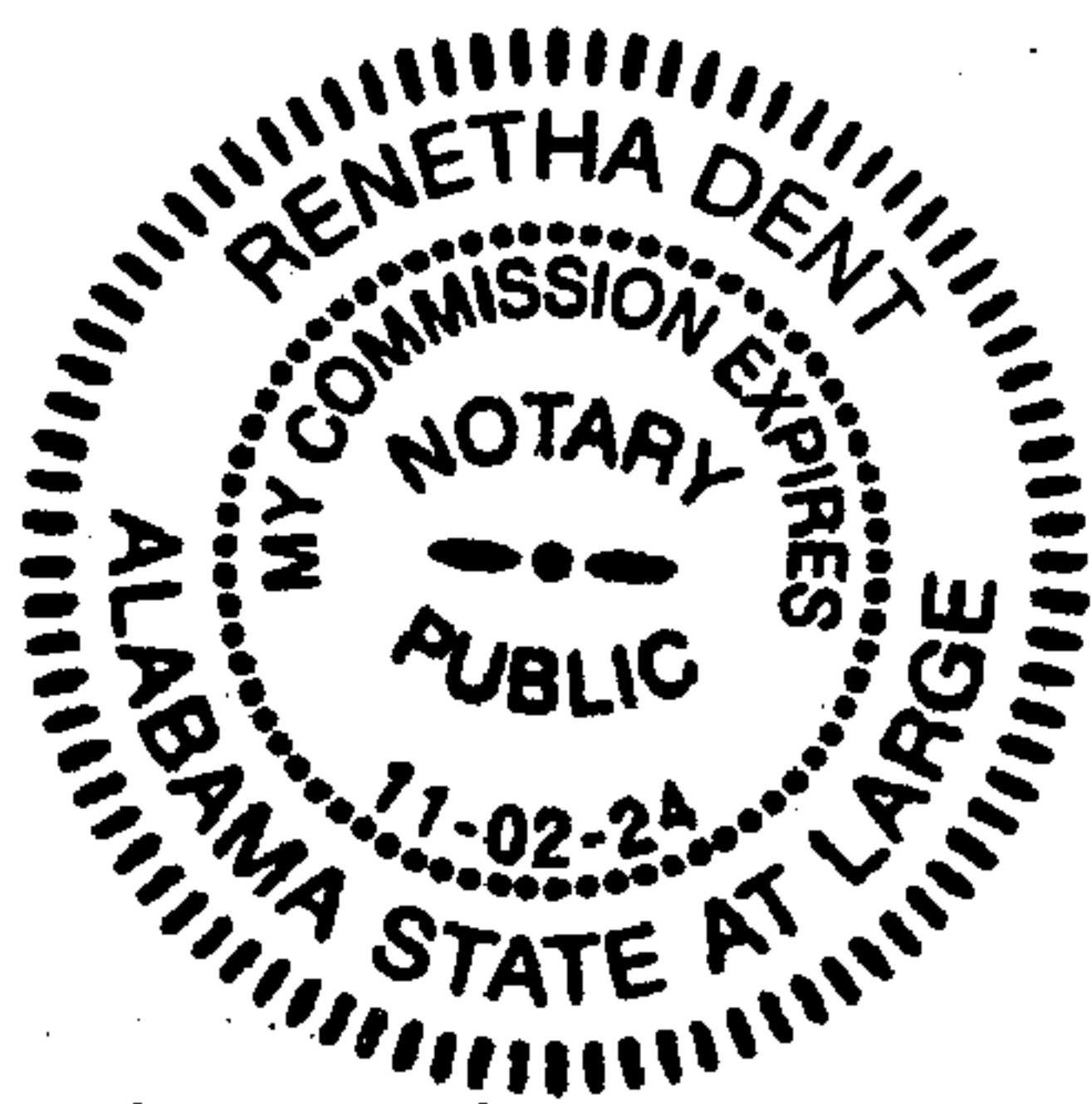
(Print name here)

Affiant

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Jeffery Lucas Smith whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 22 day of December, 2023



Renetha Dent  
Notary Public  
My commission expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/05/2024 02:46:06 PM  
\$150.00 JOANN  
20240305000060210

Allen S. Bayl