



20240308000063930 1/2 \$373.50
Shelby Cnty Judge of Probate, AL
03/08/2024 10:55:42 AM FILED/CERT

Recording Requested by: **MICHAEL L. NEIGHBORS**
When Recorded Mail To:
Name: **MICHAEL L. NEIGHBORS**
Mailing Address: 114 Chestnut Drive.
City: Alabaster
State: AL
Zip Code: 35007

Above Space For Recorders Use

SOURCE OF TITLE: Bk 202 Pg 111

QUITCLAIM DEED with Reservation of Life Estate

GRANTOR:

MICHAEL L. NEIGHBORS and KATHRYN F. NEIGHBORS, husband and wife, 114 Chestnut Drive, Alabaster, AL 35007

GRANTEES:

MATTHEW CAMERON NEIGHBORS and JENNEFER MICHELLE NEIGHBORS, as Tenants in Common.

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 2; according to the Survey of Harvest Ridge Subdivision, First Sector, as recorded in Map Book 12 Page 48, in the Probate office of Shelby County, Alabama, being situated in Shelby County, Alabama, subject to prior easements, restrictions and limitations of record.

Date of Sale: November 20, 2023
Assessed value: \$346,410
Address: 114 Chestnut Drive, Alabaster, AL 35007

Shelby County, AL 03/08/2024
State of Alabama
Deed Tax: \$346.50

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,



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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 day of November, 2023;


MICHAEL L. NEIGHBORS
Grantor


KATHRYN F. NEIGHBORS
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 **MICHAEL L. NEIGHBORS and KATHRYN F. NEIGHBORS**, 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 day of November, 2023

My Commission Expires:

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



Notary Public

